

*Durbin Crossing Community
Development District*

JULY 22, 2024

AGENDA

Durbin Crossing Community Development District

475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.durbincrossingcdd.com

July 15, 2024

Board of Supervisors
Durbin Crossing Community Development District
Staff Call In #: 1-877-304-9269; Code 5818716

Dear Board Members:

The Durbin Crossing Community Development District Board of Supervisors Meeting is scheduled for **Monday, July 22, 2024 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Approval of Consent Agenda
 - A. Minutes of the June 24, 2024 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- V. Discussion of Pickleball Courts
- VI. Discussion of Sidewalk Improvements
- VII. Ratification of License Agreement with Nine Lives Media (to be provided under separate cover)
- VIII. Staff Reports
 - A. Landscape & Irrigation Maintenance Team - Report

- B. District Counsel
 - C. District Engineer
 - D. District Manager
 - E. General Manager - Report
 - F. Operations Manager - Report
 - G. Amenity Manager - Report
- IX. Supervisors' Request and Audience Comments
- X. Next Scheduled Meeting – August 26, 2024 at 6:00 p.m. at the Durbin South Amenity Center
- XI. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,

Daniel Laughlin

Daniel Laughlin
District Manager

FOURTH ORDER OF BUSINESS

A.

Minutes of Meeting
Durbin Crossing
Community Development District

The regular meeting of the Board of Supervisors of the Durbin Crossing Community Development District was held Monday, June 24, 2024 at 6:00 p.m. at the Durbin South Amenity Center, 145 South Durbin Parkway, Jacksonville, Florida.

Present and constituting a quorum were:

Peter E. Pollicino	Chairman
Sarah Gabel Hall	Supervisor
Jason Harrah	Supervisor
William Clarke	Supervisor
Shalene B. Estes	Supervisor

Also present were:

Marilee Giles	District Manager
Mike Eckert	District Counsel
Mike Yuro	District Engineer
Dan Fagen	Vesta/Amenity Services Group
Sue O'Lear	Vesta/Amenity Services Group
Zach Davidson	Vesta/Amenity Services Group
Kristen Kiki Even	Vesta/Amenity Services Group
Richard Craig	Yellowstone
Blake Dougherty	Yellowstone
Kyle Sanders	Yellowstone
Garrett Cannady	Yellowstone
Several Residents	

The following is a summary of the discussions and actions taken at the June 24, 2024 meeting.

FIRST ORDER OF BUSINESS

Pledge of Allegiance

Ms. Giles called the meeting to order at 6:00 p.m. and led the pledge of allegiance.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Giles called the roll.

THIRD ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Minutes of the May 20, 2024 Meeting

On MOTION by Mr. Harrah seconded by Mr. Pollicino with all in favor the minutes of the May 20, 2024 meeting were approved as presented.

B. Financial Statements

C. Assessment Receipt Schedule

D. Check Register

On MOTION by Mr. Harrah seconded by Ms. Estes with all in favor the balance of the consent agenda items was approved.

Ms. Hall joined the meeting at this time.

FIFTH ORDER OF BUSINESS

Discussion of Pickleball Courts

This item was briefly discussed and tabled. Staff was directed to work with Supervisor Hall to evaluate options. Staff was also directed to reach out to the company that prepared the reserve study to inquire why the numbers in the reserve study were significantly lower than the contractor quotations.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Landscape Maintenance Team - Report

A copy of the Yellowstone Landscape report for Jun 2024 was included in the agenda package.

B. District Counsel

Mr. Eckert stated a resident did make a deposit for an encroachment agreement but came back and wanted to make several material changes to the encroachment agreement that would have harmed the district. I said I would not recommend this to the board, and I have not heard back from them. We may hear something in July or August.

C. District Engineer

Mr. Yuro stated the permit plans will be submitted this week for the area we have been discussing by the crosswalk by Patriot Oaks.

On MOTION by Mr. Harrah seconded by Mr. Clarke with all in favor staff was authorized to have the Forest Edge project done in an amount not to exceed \$75,000 subject to review and approval of the chair.

D. District Manager

Ms. Giles stated just a reminder that your August 26th meeting is your budget adoption.

E. General Manager - Report

Ms. O’Lear stated the new exercise bicycles were placed in the south gym the refurbished bicycle was placed in the north gym and the bicycle that was no longer useable has been taken away.

Mr. Eckert stated you talked about replacing the exercise bikes and when Daniel went back in the minutes there wasn’t a formal motion for that. We are looking for a motion to ratify the purchase of the two exercise bikes in the \$7,000 range, so as not to exceed \$8,000.

On MOTION by Mr. Pollicino seconded by Ms. Hall with all in favor the purchase of two exercise bikes in an amount not to exceed \$8,000 was ratified.

Ms. O’Lear stated Danelle has given her notice, she is moving on to a new opportunity and we have hired a new amenity manager, Kiki Even.

Ms. Even gave an overview of her background.

Mr. Pollicino stated this may be a good time to over with staff our expectations and hours. What are we thinking about office hours? Is it Tuesday through Saturday?

Ms. O’Lear stated what I’m used to in the past is the amenity manager is basically Tuesday through Saturday and I am used to either being Sunday through Thursday or Monday through Friday depending on the needs of the week or high season or quiet season. In the last couple weeks I have taken some days off in the middle of the week because I have been present on the weekends, but generally I will be in the office Monday through Friday or Sunday through Thursday. Mr. Pollicino expressed his expectation that staff would be onsite and not working from home.

Mr. Harrah stated elections are coming up, it may be a good idea to have a meet the candidate night.

Mr. Eckert stated that would have to be sponsored by the HOA or another private organization. We have run into this issue before. We can’t use public resources for promotion of candidates and candidate nights. What we have done in the past is we haven’t made this available, but it is available to be rented and there was one in the past where perhaps the HOA or some other social club sponsored it. We have some limitations. I’m happy to share the research we did a few years ago when this came up.

F. Operations Manager - Report

Mr. Davidson reviewed the field operation manager’s report, copy of which was included in the agenda package.

G. Amenity Manager – Report

Ms. O’Lear reviewed the amenity manager’s report, copy of which was included in the agenda package.

The Board and staff discussed the signage that was to be placed in the neighborhood parks. Mr. Harrah stated we were talking about putting a QR code in different places that would take you to the rules of the district. Put it out on social media to clean up after your dog and we will put in more waste stations.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

A resident stated along Durbin in the north, the park for kids, there is a lot of dog poop and kids have slipped on it.

Ms. Hall stated the Mother’s Day event was super popular. It was low budget and it would be cool to do something when the kids go back to school.

Ms. O’Lear stated we are talking about one just like that in October at the north pool.

Ms. Estes stated I asked about the palm tree in front of the sign on Longleaf Pine Parkway and St. Johns Parkway. Ms. Estes requested some type of landscape improvements be added to this area.

Mr. Davidson stated now that the irrigation is back up, we are going to finish doing the jack o lanterns and put grasses.

Mr. Harrah stated since it is hurricane season to check the community for trees that could pose a threat and check the stormwater drains.

EIGHTH ORDER OF BUSINESS

Next Scheduled Meeting – July 22, 2024 @ 6:00 p.m. at the Durbin South Amenity Center

Ms. Giles stated the next meeting will be held July 22, 2024 at 6:00 p.m. in the same location.

On MOTION by Mr. Harrah seconded by Ms. Hall with all in favor the meeting adjourned at 7:08 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Durbin Crossing
Community Development District

Unaudited Financial Reporting
June 30, 2024



Durbin Crossing
Community Development District
Combined Balance Sheet
June 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 228,485	\$ -	\$ 74,969	\$ 303,454
Due from Other	1,116	-	-	1,116
Due from General Fund	-	-	233,078	233,078
Investments:				
State Board of Administration (SBA)	2,542	-	1,015,655	1,018,197
Custody	1,098,965	-	1,697	1,100,662
Series 2017A1				
Reserve	-	1,343,722	-	1,343,722
Revenue	-	988,112	-	988,112
Prepayment	-	558	-	558
Cost of Issuance	-	11,019	-	11,019
Series 2017A2 Term Bond 1				
Reserve	-	132,938	-	132,938
Prepayment	-	3,496	-	3,496
Series 2017A2 Term Bond 2				
Reserve	-	40,000	-	40,000
Prepayment	-	4,764	-	4,764
Prepaid Expenses	5,000	-	-	5,000
Deposits	200	-	-	200
Total Assets	\$ 1,336,308	\$ 2,524,607	\$ 1,325,399	\$ 5,186,314
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ 8,800	\$ 8,800
Due to Capital Reserve Fund	233,078	-	-	233,078
Total Liabilities	\$ 233,078	\$ -	\$ 8,800	\$ 241,878
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,000	\$ -	\$ -	\$ 5,000
Deposits	200	-	-	200
Restricted for:				
Debt Service - Series	-	2,524,607	-	2,524,607
Assigned for:				
Capital Reserve Fund	-	-	1,316,599	1,316,599
Unassigned	1,098,030	-	-	1,098,030
Total Fund Balances	\$ 1,103,230	\$ 2,524,607	\$ 1,316,599	\$ 4,944,436
Total Liabilities & Fund Balance	\$ 1,336,308	\$ 2,524,607	\$ 1,325,399	\$ 5,186,314

Durbin Crossing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,588,202	\$ 2,588,202	\$ 2,604,245	\$ 16,044
Interest Income	5,000	5,000	34,755	29,755
Misc Income	30,000	22,500	13,248	(9,252)
Total Revenues	\$ 2,623,202	\$ 2,615,702	\$ 2,652,249	\$ 36,547

Expenditures:

General & Administrative:

Supervisor Fees	\$ 11,000	\$ 8,250	\$ 6,600	\$ 1,650
FICA Expense	842	632	505	127
Assessment Roll Administration	5,300	5,300	5,300	-
Engineering Fees	13,000	9,750	10,161	(411)
Dissemination Fees	7,632	5,724	5,724	-
Attorney Fees	50,000	65,243	65,243	-
Annual Audit	4,200	3,150	-	3,150
Trustee Fees	10,800	10,775	10,775	-
Arbitrage	1,200	1,200	1,200	-
Impact Fee Administration	15,900	11,925	11,925	-
Management Fees	54,403	40,803	40,802	0
Information Technology	1,590	1,193	1,193	-
Website Maintenance	1,060	795	795	0
Telephone	800	600	281	319
Postage	3,000	2,250	868	1,382
Printing & Binding	2,150	1,613	346	1,266
Insurance	8,592	8,592	8,083	509
Legal Advertising	2,000	1,500	968	532
Other Current Charges	1,000	750	-	750
Office Supplies	150	113	6	107
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 194,794	\$ 180,331	\$ 170,949	\$ 9,382

Operations & Maintenance

Amenity Center

Insurance	\$ 41,544	\$ 41,544	\$ 41,828	\$ (284)
Repairs & Replacements	80,000	60,000	57,160	2,840
Recreational Passes	3,000	2,250	-	2,250
Office Supplies	5,000	3,750	3,597	153
Permit Fees	4,500	3,375	2,986	389
Utilities				
Water & Sewer	42,000	31,500	21,661	9,839
Electric	40,000	30,000	17,383	12,617
Cable/Phone/Internet	21,000	15,750	16,401	(651)
Security System	1,670	1,253	280	973

Durbin Crossing

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
<u>Amenity Center Management Contracts</u>				
Managerial	253,658	190,244	190,244	0
Staffing	253,382	190,037	188,786	1,251
Lifeguards	89,442	24,013	24,013	-
Mobile App	3,500	2,625	2,625	(0)
Refuse Service	7,400	5,550	7,184	(1,634)
Pool Chemicals	34,000	25,500	25,923	(423)
Special Events	30,000	30,000	33,685	(3,685)
Holiday Décor	16,540	16,540	17,047	(507)
Pest Control	8,000	6,000	4,334	1,666
Pressure Washing	8,500	6,375	1,525	4,850
Fitness Equipment Maintenance	8,500	6,375	5,524	851
Subtotal Amenity Center	\$ 951,636	\$ 692,680	\$ 662,185	\$ 30,495
<u>Grounds Maintenance</u>				
Electric	\$ 5,708	\$ 5,708	\$ 5,726	\$ (18)
Water / Reuse	355,000	266,250	188,335	77,915
Streetlighting	80,572	60,429	53,588	6,841
Lake Maintenance	54,000	40,500	39,861	639
Landscape Maintenance	545,891	409,418	363,928	45,490
Landscape Contingency	72,500	72,500	96,957	(24,457)
Mulch	65,000	59,400	59,400	-
Sod Replacement	180,000	180,000	178,577	1,423
Fuel	1,100	825	595	230
Irrigation Repairs	15,000	11,250	10,994	256
Capital Reserve Funding	100,000	100,000	100,000	-
Water Quality Monitoring	2,000	2,000	2,300	(300)
Subtotal Ground Maintenance	\$ 1,476,771	\$ 1,208,280	\$ 1,100,260	\$ 108,021
Total Operations & Maintenance	\$ 2,428,407	\$ 1,900,960	\$ 1,762,445	\$ 138,515
Total Expenditures	\$ 2,623,202	\$ 2,081,291	\$ 1,933,394	\$ 147,897
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 534,411	\$ 718,855	\$ 184,444
Net Change in Fund Balance	\$ -	\$ 534,411	\$ 718,855	\$ 184,444
Fund Balance - Beginning	\$ -		\$ 384,375	
Fund Balance - Ending	\$ -		\$ 1,103,230	

Durbin Crossing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 175,373	\$ 440,562	\$ 1,670,182	\$ 215,900	\$ 44,322	\$ 3,634	\$ -	\$ 54,271	\$ -	\$ -	\$ -	\$ 2,604,245
Interest Income	996	508	400	433	6,614	6,796	6,957	6,890	5,161	-	-	-	34,755
Misc Income	2,821	1,045	781	-	5,375	470	2,456	300	-	-	-	-	13,248
Total Revenues	\$ 3,818	\$ 176,927	\$ 441,743	\$ 1,670,616	\$ 227,889	\$ 51,588	\$ 13,046	\$ 7,190	\$ 59,432	\$ -	\$ -	\$ -	\$ 2,652,249
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 800	\$ 600	\$ 1,000	\$ 1,000	\$ 800	\$ 800	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 6,600
FICA Expense	61	46	77	77	61	61	61	61	-	-	-	-	505
Assessment Roll Administration	5,300	-	-	-	-	-	-	-	-	-	-	-	5,300
Engineering Fees	1,324	-	1,075	653	653	669	870	3,975	943	-	-	-	10,161
Dissemination Fees	636	636	636	636	636	636	636	636	636	-	-	-	5,724
Attorney Fees	5,844	17,547	8,236	3,981	6,937	4,000	4,471	10,889	3,339	-	-	-	65,243
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	5,000	-	-	-	-	-	5,775	-	-	-	-	-	10,775
Arbitrage	-	-	-	-	-	-	1,200	-	-	-	-	-	1,200
Impact Fee Administration	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	1,325	-	-	-	11,925
Management Fees	4,534	4,534	4,534	4,534	4,534	4,534	4,534	4,534	4,534	-	-	-	40,802
Information Technology	133	133	133	133	133	133	133	133	133	-	-	-	1,193
Website Maintenance	88	88	88	88	88	88	88	88	88	-	-	-	795
Telephone	27	44	27	18	55	40	18	22	29	-	-	-	281
Postage	22	533	8	17	32	103	12	21	121	-	-	-	868
Printing & Binding	53	23	39	30	63	47	34	8	48	-	-	-	346
Insurance	8,083	-	-	-	-	-	-	-	-	-	-	-	8,083
Legal Advertising	276	84	83	83	84	-	84	122	151	-	-	-	968
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1	1	0	1	1	1	1	0	1	-	-	-	6
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 33,681	\$ 25,594	\$ 17,261	\$ 12,575	\$ 15,400	\$ 12,437	\$ 20,042	\$ 22,614	\$ 11,346	\$ -	\$ -	\$ -	\$ 170,949
<i>Operations & Maintenance</i>													
Amenity Center													
Insurance	\$ 41,828	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,828
Repairs & Replacements	5,915	7,396	1,494	5,732	7,365	5,730	10,146	7,996	5,387	-	-	-	57,160
Recreational Passes	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	1,460	315	282	251	157	535	212	11	374	-	-	-	3,597
Permit Fees	445	-	-	1,966	-	-	-	-	575	-	-	-	2,986
Utilities													
Water & Sewer	2,867	2,752	2,406	2,064	1,638	2,456	2,279	2,236	2,963	-	-	-	21,661
Electric	2,918	2,181	2,451	1,465	1,620	1,379	1,775	1,668	1,927	-	-	-	17,383
Cable/Phone/Internet	1,775	1,775	1,775	1,810	1,835	1,851	1,901	1,901	1,778	-	-	-	16,401
Security System	-	-	-	-	-	-	280	-	-	-	-	-	280

Durbin Crossing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center Management Contracts													
Managerial	21,138	21,138	21,138	21,138	21,138	21,138	21,138	21,138	21,138	-	-	-	190,244
Staffing	20,976	20,976	20,976	20,976	20,976	20,976	20,976	20,976	20,976	-	-	-	188,786
Lifeguards	-	-	-	-	-	-	11,533	12,480	-	-	-	-	24,013
Mobile App	292	292	292	292	292	292	292	292	292	-	-	-	2,625
Refuse Service	732	742	743	843	834	822	819	826	822	-	-	-	7,184
Pool Chemicals	2,770	2,770	2,770	2,936	2,936	1,924	2,936	3,947	2,936	-	-	-	25,923
Special Events	4,641	3,372	4,705	8,070	351	4,268	3,710	1,320	3,247	-	-	-	33,685
Holiday Décor	-	12,542	1,849	2,283	147	227	-	-	-	-	-	-	17,047
Pest Control	408	524	443	337	119	637	1,411	119	337	-	-	-	4,334
Pressure Washing	1,525	-	-	-	-	-	-	-	-	-	-	-	1,525
Fitness Equipment Maintenance	-	300	-	-	-	515	4,550	-	160	-	-	-	5,524
Subtotal Amenity Center	\$ 109,690	\$ 77,073	\$ 61,324	\$ 70,163	\$ 59,408	\$ 62,749	\$ 83,956	\$ 74,911	\$ 62,912	\$ -	\$ -	\$ -	\$ 662,185
Grounds Maintenance													
Electric	\$ 632	\$ 615	\$ 640	\$ 678	\$ 721	\$ 628	\$ 614	\$ 603	\$ 593	\$ -	\$ -	\$ -	5,726
Water / Reuse	22,787	21,069	18,288	19,748	23,742	19,731	19,191	19,195	24,584	-	-	-	188,335
Streetlighting	6,178	5,933	6,017	5,915	6,239	5,971	5,809	5,763	5,763	-	-	-	53,588
Lake Maintenance	4,429	4,429	4,429	4,429	4,429	4,429	4,429	4,429	4,429	-	-	-	39,861
Landscape Maintenance	45,491	45,491	45,491	45,491	45,491	45,491	45,491	45,491	-	-	-	-	363,928
Landscape Contingency	11,815	13,172	-	2,400	7,286	25,307	14,501	-	22,475	-	-	-	96,957
Mulch	-	59,400	-	-	-	-	-	-	-	-	-	-	59,400
Sod Replacement	1,689	-	-	-	-	-	176,889	-	-	-	-	-	178,577
Fuel	75	75	93	76	29	75	78	78	16	-	-	-	595
Irrigation Repairs	-	3,380	-	1,817	-	-	2,773	-	3,024	-	-	-	10,994
Capital Reserve Funding	-	-	-	-	-	-	-	-	100,000	-	-	-	100,000
Water Quality Monitoring	2,300	-	-	-	-	-	-	-	-	-	-	-	2,300
Subtotal Ground Maintenance	\$ 95,395	\$ 153,565	\$ 74,958	\$ 80,553	\$ 87,936	\$ 101,632	\$ 269,775	\$ 75,560	\$ 160,885	\$ -	\$ -	\$ -	\$ 1,100,260
Total Operations & Maintenance	\$ 205,085	\$ 230,639	\$ 136,282	\$ 150,716	\$ 147,344	\$ 164,381	\$ 353,731	\$ 150,470	\$ 223,797	\$ -	\$ -	\$ -	\$ 1,762,445
Total Expenditures	\$ 238,766	\$ 256,233	\$ 153,542	\$ 163,291	\$ 162,744	\$ 176,818	\$ 373,773	\$ 173,084	\$ 235,143	\$ -	\$ -	\$ -	\$ 1,933,394
Excess (Deficiency) of Revenues over Expenditures	\$ (234,949)	\$ (79,306)	\$ 288,201	\$ 1,507,325	\$ 65,145	\$ (125,230)	\$ (360,727)	\$ (165,894)	\$ (175,711)	\$ -	\$ -	\$ -	\$ 718,855
Net Change in Fund Balance	\$ (234,949)	\$ (79,306)	\$ 288,201	\$ 1,507,325	\$ 65,145	\$ (125,230)	\$ (360,727)	\$ (165,894)	\$ (175,711)	\$ -	\$ -	\$ -	\$ 718,855

Durbin Crossing
Community Development District
Debt Service Fund Series 2017 A1 & A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/24	Thru 06/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 3,054,876	\$ 3,054,876	\$ 3,073,899	\$ 19,022
Interest Income	5,000	5,000	127,090	122,090
Total Revenues	\$ 3,059,876	\$ 3,059,876	\$ 3,200,989	\$ 141,113
Expenditures:				
<u>Series 2017 A-1</u>				
Interest -11/1	\$ 535,347	\$ 535,347	\$ 535,347	\$ -
Interest - 5/1	535,347	535,347	535,347	-
Principal - 5/1	1,595,000	1,595,000	1,595,000	-
<u>Series 2017 A-2</u>				
Interest -11/1	\$ 88,850	\$ 88,850	\$ 88,850	\$ -
Interest - 5/1	88,850	88,850	88,850	-
Principal - 5/1	155,000	155,000	155,000	-
Total Expenditures	\$ 2,998,394	\$ 2,998,394	\$ 2,998,394	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 61,482	\$ 61,482	\$ 202,595	\$ 141,113
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 61,482	\$ 61,482	\$ 202,595	\$ 141,113
Fund Balance - Beginning	\$ 783,772		\$ 2,322,012	
Fund Balance - Ending	\$ 845,254		\$ 2,524,607	

Durbin Crossing
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2024

	Adopted Budget	Prorated Budget Thru 06/30/24	Actual Thru 06/30/24	Variance
Revenues				
Capital Reserve Funding	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Miscellaneous Revenue/Interest Income	10,000	10,000	27,300	17,300
Impact Fees	-	-	537,733	537,733
Total Revenues	\$ 110,000	\$ 110,000	\$ 665,033	\$ 555,033
Expenditures:				
Capital Outlay	\$ 300,000	\$ 300,000	\$ 562,386	\$ (262,386)
Repair and Replacement	100,000	75,000	67,133	7,867
Other Current Charges	-	-	9,794	(9,794)
Total Expenditures	\$ 400,000	\$ 375,000	\$ 639,313	\$ (264,313)
Excess (Deficiency) of Revenues over Expenditures	\$ (290,000)		\$ 25,720	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (290,000)		\$ 25,720	
Fund Balance - Beginning	\$ 1,258,811		\$ 1,290,879	
Fund Balance - Ending	\$ 968,811		\$ 1,316,599	

Durbin Crossing
Community Development District
Long Term Debt Report

Series 2017A-1, Special Assessment Refunding Bonds	
Interest Rate:	Various
Maturity Date:	5/1/2037
Reserve Fund Definition	50% MADS
Reserve Fund Requirement	\$ 1,343,722
Reserve Fund Balance	1,343,722
Bonds outstanding - 3/31/2017	\$ 37,825,000
Less: May 1, 2017 (Prepayment)	(40,000)
Less: May 1, 2018	(1,415,000)
Less: May 1, 2018 (Prepayment)	(10,000)
Less: November 1, 2018 (Prepayment)	(15,000)
Less: May 1, 2019	(1,445,000)
Less: May 1, 2019 (Prepayment)	(25,000)
Less: November 1, 2019 (Prepayment)	(145,000)
Less: May 1, 2020	(1,465,000)
Less: May 1, 2020 (Prepayment)	(25,000)
Less: November 1, 2020 (Prepayment)	(25,000)
Less: May 1, 2021	(1,495,000)
Less: November 1, 2021 (Prepayment)	(195,000)
Less: May 1, 2022	(1,515,000)
Less: May 1, 2023	(1,555,000)
Less: May 1, 2024	(1,595,000)
Current Bonds Outstanding	\$ 26,860,000

Series 2017A-2, Special Assessment Refunding Bonds	
Interest Rate:	5.00% -6.25%
Maturity Date:	5/1/2037
Reserve Fund Definition	50% MADS
Reserve Fund Requirement	\$ 172,938
Reserve Fund Balance	172,938
Bonds outstanding - 3/31/2017	\$ 4,580,000
Less: May 1, 2018	(130,000)
Less: May 1, 2018 (Prepayment)	(170,000)
Less: November 1, 2018 (Prepayment)	(10,000)
Less: May 1, 2019	(130,000)
Less: May 1, 2019 (Prepayment)	(25,000)
Less: November 1, 2019 (Prepayment)	(20,000)
Less: May 1, 2020	(140,000)
Less: May 1, 2020 (Prepayment)	(65,000)
Less: May 1, 2021	(145,000)
Less: May 1, 2021 (Prepayment)	(40,000)
Less: November 1, 2021 (Prepayment)	(20,000)
Less: May 1, 2022	(150,000)
Less: May 1, 2022 (Prepayment)	(95,000)
Less: May 1, 2023	(155,000)
Less: May 1, 2023 (Prepayment)	(95,000)
Less: May 1, 2023	(155,000)
Current Bonds Outstanding	\$ 3,035,000

C.

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2024 Assessment Receipts

	ASSESSED			
	# UNITS ASSESSED	SERIES 2017A1-2 DEBT NET	O&M NET	TOTAL NET ASMTS
NET ASSESSMENTS TAX ROLL	146,477	3,054,876.06	2,588,129.23	5,643,005.29

Units include 144,153 square feet of Commercial/Retail/Office

ST JOHNS COUNTY DISTRIBUTION	RECEIVED			
	DATE	DEBT	O&M	TOTAL AMOUNT RECEIVED
1	11/3/2023	9,213.90	7,806.13	17,020.03
2	11/17/2023	91,046.12	77,135.42	168,181.54
3	11/22/2023	106,740.55	90,431.93	197,172.48
4	12/14/2023	348,657.43	295,386.93	644,044.36
5	12/21/2023	171,356.67	145,175.52	316,532.19
6	1/9/2024	1,963,559.11	1,663,551.85	3,627,110.96
INTEREST	1/11/2024	7,826.38	6,630.61	14,456.99
7	2/12/2024	254,835.65	215,899.95	470,735.60
8	3/19/2024	52,315.65	44,322.47	96,638.12
INTEREST	4/9/2024	4,288.94	3,633.64	7,922.58
TAX CERTIFICATES	6/11/2024	4,151.28	3,517.02	7,668.30
9	6/27/2024	59,906.82	50,753.81	110,660.63
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL TAX ROLL RECEIPTS		3,073,898.50	2,604,245.28	5,678,143.78
TAX ROLL % COLLECTED		100.6%	100.6%	100.6%

D.

Durbin Crossing
Community Development District

Check Run Summary
6/1/2024 thru 6/30/2024

Fund	Date	Check No.	Amount
General Fund			
Payroll			\$ -
			Sub-Total \$ -
Accounts Payable			
	6/7/24	6865-6871	\$ 21,537.69
	6/17/24	6872	1,525.00
	6/28/24	6873-6895	83,978.56
			Sub-Total \$ 107,041.25
Capital Reserve Fund			
	6/7/24	251-252	\$ 28,283.00
	6/28/24	253	5,897.87
			Sub-Total \$ 34,180.87
Vesta Wells Fargo Credit Card*			
	6/28/24	May Purchases	\$ 4,444.94
			Sub-Total \$ 4,444.94
Total			\$ 145,667.06

*Wells Fargo Credit Card Invoices available upon request

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/07/24	00414	5/24/24	54804	202404	310	51300	31500		KIRWIN NORRIS P.A.	*	1,225.00	1,225.00	006865
									50% POOL ATTORNEY FEE				
6/07/24	00109	6/01/24	13129562	202406	320	53800	45510		POOLSURE	*	1,011.51	1,011.51	006866
									JUN POOL CHEMICALS NORTH				
6/07/24	00109	6/01/24	13129562	202406	320	53800	45510		POOLSURE	*	1,924.24	1,924.24	006867
									JUN POOL CHEMICALS SOUTH				
6/07/24	00098	4/23/24	12810414	202406	320	53800	45511		PROGRESSIVE ENTERTAINMENT INC	*	349.00	349.00	006868
									6/8 BARBIE MOVIE NIGHT				
6/07/24	00283	6/01/24	PSI07686	202406	320	53800	46800		SOLITUDE LAKE MANAGEMENT LLC	*	4,429.00	4,429.00	006869
									JUN LAKE MAINTENANCE				
6/07/24	00066	5/30/24	61906311	202405	320	53800	45513		TURNER PEST CONTROL	*	118.67	118.67	006870
									MAY PEST CONTROL SOUTH				
6/07/24	00252	5/31/24	420011	202405	320	53800	45501		VESTA PROPERTY SERVICES, INC.	*	12,480.27	12,480.27	006871
									LIFEGUARD HOURS				
6/17/24	00415	6/17/24	06172024	202406	320	53800	43100		JEA	*	25.00	1,525.00	006872
									FIRE HYDRANT METER PERMIT				
		6/17/24	06172024	202406	320	53800	43100		FIRE HYDRANT METER DEPOST	*	1,500.00		
6/28/24	00378	5/31/24	6461932	202405	310	51300	48000		GANNETT MEDIA CORP DBA GANNETT FL	*	84.96	150.88	006873
									5/20 MTG #10148295				
		5/31/24	6461932	202405	310	51300	48000		QUAL PRD #10150660	*	65.92		
6/28/24	00392	6/05/24	41409	202406	320	53800	44200		DOLPHIN BACKFLOW INC	*	49.50	49.50	006874
									BACKFLOW INSPECTION/CERT				
6/28/24	00173	5/26/24	WO-43017	202405	320	53800	45516		FIRST PLACE FITNESS EQUIPMENT	*	159.70	159.70	006875
									RPR CABLE CROSS				

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/28/24	00390	6/04/24	2024-06-6/20	202406	320	53800	45511		FIRST COAST FOAM PARTY LLC	*	700.00	700.00	006876
6/28/24	00391	6/06/24	07042024-7/4	202406	320	53800	45511		FLORIDA BC ENTERTAINMENT AND	*	450.00	450.00	006877
6/28/24	00391	6/06/24	07042024-7/4	202406	320	53800	45511		FLORIDA BC ENTERTAINMENT AND	*	150.00	150.00	006878
6/28/24	00021	6/01/24	522	202406	310	51300	34000		JUN MANAGEMENT FEES	*	4,533.58		
		6/01/24	522	202406	310	51300	55000		JUN WEBSITE ADMIN	*	88.33		
		6/01/24	522	202406	310	51300	35100		JUN INFO TECH	*	132.50		
		6/01/24	522	202406	310	51300	32500		JUN IMPACT FEE COL ADMIN	*	1,325.00		
		6/01/24	522	202406	310	51300	31300		JUN DISSEM AGENT SRVCS	*	636.00		
		6/01/24	522	202406	310	51300	51000		OFFICE SUPPLIES	*	.75		
		6/01/24	522	202406	310	51300	42000		POSTAGE	*	120.66		
		6/01/24	522	202406	310	51300	42500		COPIES	*	47.85		
		6/01/24	522	202406	310	51300	41000		TELEPHONE	*	29.22		
									GOVERNMENTAL MANAGEMENT SERVICES			6,913.89	006879
6/28/24	00370	6/14/24	3408745	202405	310	51300	31500		MAY GENERAL SERVICES	*	3,226.54		
									KUTAK ROCK LLP			3,226.54	006880
6/28/24	00386	6/13/24	85721	202406	310	51300	31500		POOL RESURF ATTORNEY FEE	*	112.00		
									PASKERT DIVERS THOMPSON			112.00	006881
6/28/24	00291	5/17/24	11251	202405	320	53800	44200		INSTALL STAINLESS BASIN	*	493.60		
									PHILLIP MCDONALD PLUMBING			493.60	006882
6/28/24	00416	6/10/24	2308	202406	320	53800	44200		50% DEP RPR SAIL	*	1,340.00		
									SHADE AMERICA INC			1,340.00	006883
									DURB DURBIN CROSS OKUZMUK				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/28/24	00243	5/14/24	12296	202405	320	53800	46210		TREE REMOVAL	*	2,500.00		
									TREE TECH TREE SERVICE INC			2,500.00	006884
6/28/24	00243	5/14/24	12297	202405	320	53800	46210		TREE & DEBRIS REMOVAL	*	8,095.00		
									TREE TECH TREE SERVICE INC			8,095.00	006885
6/28/24	00066	5/20/24	61906223	202405	320	53800	45513		MAY PEST CONTROL NORTH	*	81.19		
									TURNER PEST CONTROL			81.19	006886
6/28/24	00066	5/20/24	61906223	202405	320	53800	45513		MAY PEST CONTROL SOUTH	*	99.93		
									TURNER PEST CONTROL			99.93	006887
6/28/24	00066	5/20/24	61906311	202405	320	53800	45513		MAY MOSQUITO SRVC NORTH	*	156.14		
									TURNER PEST CONTROL			156.14	006888
6/28/24	00376	5/10/24	24-00533	202405	320	53800	44200		100SQFT VAC CART FILTER	*	1,047.58		
									VAK PAK			1,047.58	006889
6/28/24	00252	6/10/24	420151	202406	320	53800	45502		GENERAL MANAGER	*	9,261.58		
		6/10/24	420151	202406	320	53800	45517		FACILITY MANAGER	*	5,556.95		
		6/10/24	420151	202406	320	53800	46000		FIELD OPS MANAGER	*	6,319.67		
		6/10/24	420151	202406	320	53800	45507		JANITORIAL SERVICES	*	2,035.86		
		6/10/24	420151	202406	320	53800	45505		COMMERCIAL POOL MAINT	*	2,783.14		
		6/10/24	420151	202406	320	53800	45515		FACILITY MONITOR	*	5,488.52		
		6/10/24	420151	202406	320	53800	45503		FACILITY ATTENDANT	*	6,708.19		
		6/10/24	420151	202406	320	53800	45210		MOBILE APP	*	291.67		
		6/10/24	420151	202406	320	53800	45518		MAINTENANCE TECHS	*	3,960.51		
									VESTA PROPERTY SERVICES, INC.			42,406.09	006890
6/28/24	00382	5/08/24	JAX69900	202405	320	53800	46400		RPLC MAINLINE IN SLEEVE	*	3,023.70		
									YELLOWSTONE LANDSCAPE			3,023.70	006891

DURB DURBIN CROSS OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/28/24	00382	5/21/24	JAX70249	202405	320	53800	46210		N POOL/AMENITY RMV/PAINT YELLOWSTONE LANDSCAPE	*	3,899.56	3,899.56	006892
6/28/24	00382	5/21/24	JAX70249	202405	320	53800	46210		CLOISTERBANE ENTR PLANT YELLOWSTONE LANDSCAPE	*	3,988.24	3,988.24	006893
6/28/24	00382	5/21/24	JAX70249	202405	320	53800	46210		NORTH MEDIAN PLANTING YELLOWSTONE LANDSCAPE	*	3,992.52	3,992.52	006894
6/28/24	00402	6/10/24	05-3554	202405	310	51300	31100		MAY ENGINEERING SERVICES YURO & ASSOCIATES LLC	*	942.50	942.50	006895
TOTAL FOR BANK A											107,041.25		
TOTAL FOR REGISTER											107,041.25		



KIRWIN NORRIS, P.A.

15 W. Church Street, Suite 301
Orlando, Florida 32801
P. (407)740-6600
F. (407)740-6363

One Firm. One Focus.
Construction Law.

INVOICE

Invoice #: 54804
Date: 05-24-2024

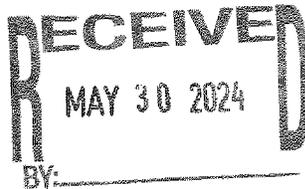
Durbin Crossing Community Development District
c/o Jessica Mazariego, Esq.

Matter Name: **Durbin Crossing Community Development District v. Epic Pools & Hardscape Construction, Inc.**

Services

Date	Atty	Description	Quantity	Rate	Total
04-17-24	BAN	Prepare for and conduct mediation; Assist parties with analyzing the issues and developing next steps toward resolution.	5.00	490.00	\$2,450.00

Services Subtotal: \$2,450.00



Subtotal	\$2,450.00
Total	\$2,450.00
Your Portion (50%) of Total	\$1,225.00



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 6/1/2024

Invoice # 131295621759

Terms	Net 20
Due Date	6/21/2024
PO #	

Bill To Attn: Office Durbin Crossing North 475 West Town Place, Suite 114 St. Augustine FL 32092	Ship To Durbin Crossing North 730 North Durbin Pkwy Saint Johns FL 32259
---	--

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,011.51

RECEIVED
MAY 24 2024
BY: _____

Subtotal 1,011.51
Shipping Cost (FEDEX GROUND) 0.00
Total 1,011.51
Amount Due \$1,011.51

Remittance Slip

Customer
13DUR100
Invoice #
131295621759

Amount Due \$1,011.51
Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295621759



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 6/1/2024

Invoice # 131295621760

Terms	Net 20
Due Date	6/21/2024
PO #	

Bill To GMS, LLC 475 West Town Place, Suite 114 St. Augustine FL 32092	Ship To Durbin Crossing South 145 South Durbin Pkwy Jacksonville FL 32259
--	---

Item ID	Description	Qty	Units	Amount
WM-CHEM-FLAT	Water Management Flat Billing Rate	1	ea	1,924.24

RECEIVED
MAY 24 2024
BY: _____

Subtotal 1,924.24
Shipping Cost (FEDEX GROUND) 0.00
Total 1,924.24
Amount Due \$1,924.24

Remittance Slip

Customer
13DUR200
Invoice #
131295621760

Amount Due \$1,924.24
Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 55372
Houston, TX 77255-5372



131295621760



Total Entertainment Services

Invoice

Mailing Correspondence Address: 1623 Troy Lynn Trail, Jacksonville, Fl. 32225

(904) 645-9068 Fax: (904)645-9082

E-mail: bookme@progressiveent.com

www.progressiveent.com

Invoice date: 4/23/2024 **Invoice #** 12810414 **Terms:** Due at event **PO#**
Customer name: Durbin Crossing CDD **Event type:** Barbie Movie Night
Billing address: 145 South Durbin Parkway, Jacksonville, Fl. 32259
Original contact person: Danelle DeMarco **Wk:** 904-230-2011 **E-mail/ fax:** demarco@vestapropertyservices.com
At event contacts with cell:
Event date: Saturday, June 8th 2024 **Hours of event:** 8:30 till end **Hours of service:** Same
Approximate set up time: Between: 7:00-7:15 pm
Location name and address: Same
Where to set up at location: Pool Party **Power within 75':** Yes
Set up-grass or pavement: **Water within 75':** **Covered area for entertainer:** NA

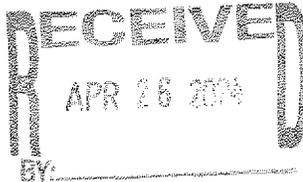
Notes:

SERVICES NEEDED:

Preferred Customer Discount

* 16' Inflatable Movie System with operator

Reg. Rate \$	449.00	Your Cost \$	349.00
		Your Savings :	\$100.00



Sub Total:	\$	349.00
Sales Tax:	\$	-
Invoice Total:	\$	349.00
50 % Deposit required	\$	Waived
Balance due at set up	\$	349.00
Payments received	\$	-
Current Balance	\$	349.00

LATE FEE IF PAID AFTER EVENT DATE \$75

CANCELLATION, RE-SCHEDULING, INCLAMENT WEATHER POLICY

Any cancellation of this agreement by customer must be in writing at least 30 days prior to event date with specific reasons with verification by Progressive Entertainment. Any stopping of delivery/service of Progressive Entertainment must be at least 24 hrs. in advance to avoid labor costs. No penalties or loss of deposit occur if event is re-scheduled within 60 days of original event date. A 50% cancellation fee of total amount occurs when not within these terms. Other arrangements must be noted by Progressive Entertainment. For customer pick up- customer is responsible for theft or damage to equipment or materials while in possession. Progressive Entertainment is not responsible for any acts of nature which prevent event from taking place or being shortened. Service reserves the right to stop service if guests cause a safety or behavior issue to service.

Customer signature required x Danelle DeMarco Date: 4/25/24

1320 53800 4551



INVOICE

Page: 1

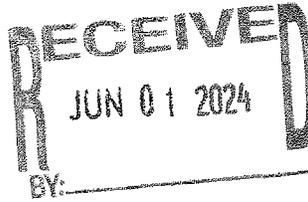
Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI076868
 Invoice Date: 6/1/2024

Bill
 To: Durbin Crossing CDD
 Governmental Mgmt Services
 475 West Town Place #114
 Saint Augustin, FL 32092

Ship
 To: Durbin Crossing CDD
 Governmental Mgmt Services
 475 West Town Place #114
 St Augustine, FL 32092
 United States



Ship Via
 Ship Date 6/1/2024
 Due Date 7/1/2024
 Terms Net 30

Customer ID 5459
 P.O. Number
 P.O. Date 6/1/2024
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance June Billing 6/1/2024 - 6/30/2024 Durbin Crossing Cdd-Lake-ALL		1	1	4,429.00	4,429.00

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 4,429.00

Subtotal: 4,429.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 4,429.00



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 420011
Date 05/31/2024
Terms Net 30
Due Date 06/30/2024
Memo Lifeguard Hours

Bill To
Durbin Crossing C.D.D.
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092

RECEIVED
JUN 05 2024
BY: _____

Description	Quantity	Rate	Amount
Lifeguard hours	553.94	22.53	12,480.27
		Total	12,480.27



Vested in your community.

Vesta
245 Riverside Avenue
Suite 300
Jacksonville, FL. 32202
Phone: 904-355-1831

Billable Services Invoice

Invoice #: 2024-5-1

Date: 5-31-2024

To:

Durbin Crossing CDD
475 W. Town Place Suite 114
St. Augustine, Florida 32092
904-940-5850

For:

Non-contractual Billable Services
Lifeguard Hours

DESCRIPTION	HOURS	RATE	AMOUNT
May 1, 2023 — May 31, 2024	553.94	\$22.53	\$12,480.27
TOTAL			\$12,480.27



Thank you for your business!



225 North Pearl St
Jacksonville, FL 32202

PORTABLE FIRE HYDRANT METER PERMIT APPLICATION

PERMISSION IS GRANTED TO:

Company Name: Durbin Crossing CDD

Federal Id#: 20-0596485 JEA Account Number: 81948581

Company Corporate Address: 475 W Town Place Suite 114, St. Augustine FL, 32092

All Usage Location(s): North Durbin Parkway, South Durbin parkway

**** This permit is valid only for the location(s) listed. The customer must report meter readings to JEA monthly and exchange the meter every six months – no exceptions. Failure to comply with the attached Policy and Procedures will result in cancellation of the permit application, forfeiture of the deposit, and confiscation of the meter.**

Purpose: Irrigation

Meter Size: 2 inch meter Anticipated Job Completion Date: N/A

Contact Person Regarding Billing Inquiries: Oksana Kuzmuk

Business Phone #: 904-940-5850 ext. 404 Cell Phone #: _____ Email: okuzmuk@gmsnf.com

Billing Address: 475 West Town Place Ste 114

City: St. Augustine State: Florida Zip: 32092

Remarks: _____

WRENCH NEEDED: YES NO

FOR JEA USE ONLY -- PLEASE DO NOT WRITE BELOW THIS LINE -- FOR JEA USE ONLY

PREMISE ADDRESS: _____ FIRE HYDRANT METER WAY, JACKSONVILLE, FL 32202

PERMIT FEE: \$ 25.00

DEPOSIT FEE: \$ 1,500.00

Issued By: _____ Date: ___/___/___ Check Number _____ TOTAL \$ _____

From: Water Preservice Mailbox waterpreservice@jea.com
Subject: RE: Portable Fire Hydrant Meter Permit Application
Date: June 13, 2024 at 1:45 PM
To: Daniel Laughlin dlaughlin@gmsnf.com
Cc: Zach Davidson z davidson@vestapropertyservices.com

Good afternoon,

The application and signed policy(attached) can be brought in with payment of \$1525 in cash, check or money order (No Credit or Debit Cards) to JEA's main office at 225 N Pearl St, Monday - Friday 8am to 5pm. The office will provide a copy of the processed paperwork with receipt. Afterwards, the meter can be picked up from the meter shop located at 6674 Commonwealth Av. The meter shop does close at 4pm so if you want to pick up same day please be to the office by 3pm for the application/payment to be processed.

Thanks,
Lashanda

Water & Sewer Preservice
Direct: (904) 665-5260 X6
Email: Waterpreservice@jea.com

From: Daniel Laughlin <dlaughlin@gmsnf.com>
Sent: Thursday, June 13, 2024 1:28 PM
To: Water Preservice Mailbox <waterpreservice@jea.com>
Cc: Zach Davidson <z davidson@vestapropertyservices.com>
Subject: Portable Fire Hydrant Meter Permit Application

[External Email - Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.]

Good Afternoon,

I am the District Manager for Durbin Crossing CDD. We are requesting the use of a fire hydrant to irrigate District property this is currently going through a meter transition. Let me know where the deposit and permit fee check can be sent.

Thank you

Daniel Laughlin
Governmental Management Services, LLC
District Manager
475 West Town Place, Suite 114
Saint Augustine, Florida 32092
(904)-940-5850 x401 (Office)
(904)-940-5899 (Fax)
dlaughlin@gmsnf.com



ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT # 764133	PAGE # 1 of 1
INVOICE # 0006461932	BILLING PERIOD May 1- May 31, 2024	PAYMENT DUE DATE June 20, 2024	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$273.28	

BILLING ACCOUNT NAME AND ADDRESS

Durbin Crossing / Gms
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649



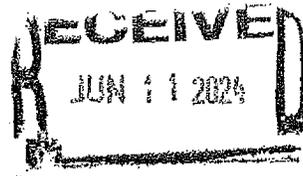
Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
5/1/24	Balance Forward	\$206.72
5/3/24	PAYMENT - THANK YOU	-\$84.32

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/9/24	10148295	SAG St Augustine Record	5/20 meeting		\$84.96
5/16/24	10150660	SAG St Augustine Record	Durbin Crossing Qualifying Period		\$65.92



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$273.28
Service Fee 3.99%	\$10.90
*Cash/Check/ACH Discount	-\$10.90
*Payment Amount by Cash/Check/ACH	\$273.28
Payment Amount by Credit Card	\$284.18

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Durbin Crossing / Gms		ACCOUNT NUMBER 764133		INVOICE NUMBER 0006461932		AMOUNT PAID \$150.88
CURRENT DUE \$150.88	30 DAYS PAST DUE \$122.40	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$273.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$284.18
To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com						

00007641330000000000000064619320002732867171

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Durbin Crossing / Grns
475 W Town Place, Ste 114

Saint Augustine FL 32092

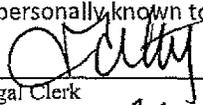
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

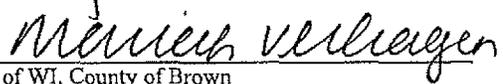
05/09/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/09/2024



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$84.96
Order No: 10148295 # of Copies:
Customer No: 764133 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPER- VISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Durbin Crossing Community Development District ("District") will hold a regular meeting on Monday, May 20, 2024 at 6:00 p.m. at the Durbin Crossing South Amenity Center located at 145 South Durbin Parkway, St. Johns, Florida 32259, where the Board may consider any business that may properly come before it ("Meeting").

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued to a date, time, and place to be specified on the record at such Meeting. An electronic copy of the agenda for these meetings may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850 and is expected to also be available on the District's website at www.DurbinCrossingCDD.com.

There may be occasions when one or more Supervisors will participate by telephone or video conference.

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager
#10148295; 5/9/2024

LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Durbin Crossing / Gms
475 W Town Place, Ste 114

Saint Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

05/16/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/16/2024

Legal Clerk

Keegan Moran
M Moran

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$65.92
Order No: 10150660 # of Copies:
Customer No: 764133 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE DURBIN CROSSING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Durbin Crossing Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the St. Johns County Supervisor of Elections located at 4455 Avenue A, St. Augustine, Florida 32095, Phone (904) 823-2238. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Johns County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Durbin Crossing Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Johns County Supervisor of Elections.

Pub: May 16, 2024; #10150660

MARIAH VERHAGEN
Notary Public
State of Wisconsin

Dolphin Backflow, Inc.

Plumbing Contractor

P. O. Box 2591
 Orange Park, FL 32067-2591
 www.dolphinbackflow.com

Phone: (904) 269-5489 FAX (904) 215-6025

Invoice

Plumbing CFC1428994
 Underground Utilities: CUC 1224448
 Fire Protection: FPC11-000004

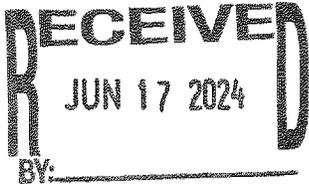
BILL TO

Durbin Crossing CDD
 475 West Town Place, Ste 114
 St. Augustine, FL 32092

DATE	INVOICE #
6/5/2024	41409

P.O. NO.	TERMS
	Due on receipt

WE SEND INSPECTION REPORT TO UTILITY

DESCRIPTION	QUANTITY	PRICE	AMOUNT
Inspection and Certification of Backflow Preventer: Durbin Crossing CDD, 145 S. Durbin Pkwy St. Johns, FL 32259 Wilkins RP 2.0" Model 975XL SN: 3682619 Acct# 8268402655 Meter# 67569848 JEA Report Submission Fee		45.00	45.00
		4.50	4.50
			
EMAIL ADDRESS OR TEXT NUMBER NEEDED FOR CREDIT CARD RECEIPTS			
We Accept Visa, Mastercard, AMX, Discover			
Credit Card #	Exp.	CVV	Billing Zip Code
			BALAN... \$49.50
A 10% fee will be charged on all invoices unpaid after 60 days.			
Thank you for your continued business.			

*Insulation not guaranteed to protect against all freeze damage.



Environmental Services
Cross Connection Control
21 W. Church St. T-8
Jacksonville, FL 32202

BACKFLOW PREVENTER TEST REPORT IBF

JUN 07 2024

Name of premise (company, person) DURBIN CROSSING CDD		Owner or agent's name	
Service address ST. JOHNS, FL 32259 145 S. DURBIN PKWY.		Mailing address	
Physical location of device FRONT OF LOT		Contact phone number	
JEA account number (required) 8268402655		Meter number (required) 67579848	
Commercial test purpose <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation			
Commercial service type <input type="checkbox"/> Fire <input type="checkbox"/> Fire bypass <input type="checkbox"/> Irrigation <input type="checkbox"/> Process/Isolation <input checked="" type="checkbox"/> Potable is reclaimed water supplied? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Residential test purpose <input type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation			
Residential service type <input type="checkbox"/> Potable <input type="checkbox"/> Irrigation / is reclaimed water supplied? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Device type RP	Manufacturer WILKINS	Size 2.0	Model Number 975XC
Serial Number 3682619		Installation date	
INITIAL TEST	Check valve #1 <input checked="" type="checkbox"/> Closed tight at <u>7.7</u> psi <input type="checkbox"/> Leaked	Check valve #2 <input checked="" type="checkbox"/> Closed tight at <u>2.0</u> psi <input type="checkbox"/> Leaked	Differential pressure relief valve <input checked="" type="checkbox"/> Opened at <u>2.2</u> lbs reduced pressure <input type="checkbox"/> Did not open
	Pressure vacuum breaker <input type="checkbox"/> Air Inlet opened at _____ psi <input type="checkbox"/> Did not open		
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure <input type="checkbox"/> Satisfactory
Repairs/unusual installation conditions/replacement details: _____			

Please print/type information below

Initial test performed by Derek Lee	Company name Dolphin Backflow	BFDT certificate number 109-22-13191	Test Date 6/5/24
Repaired by	Company name	BFDT certificate number	Repaired Date
Final test performed by Derek Lee	Company name Dolphin Backflow	BFDT certificate number 109-22-13191	Test Date 6/5/24
PASS/FAIL CERTIFICATION			
I hereby certify the assembly described above <input checked="" type="checkbox"/> passed / <input type="checkbox"/> failed and supportive data is accurate.			
Signature [Signature]		Date 6/5/24	



First Place Fitness Equipment
 10290 Philips Hwy #1
 Jacksonville, FL 32256

WORK ORDER:
WO-43017

INVOICE

Bill to: Durbin Crossing
 145 S Durbin Pkwy
 St Johns, FL 32259

Invoice Date: 05/26/2024
Class: Service:SCJax
Site: 145 S Durbin Pkwy

Attention: Durbin Crossing
 (904) 230-2011

145 S Durbin Pkwy
 St Johns, FL 32259

Work done description: Repaired cable cross, tightened all dumbbell benches

Item	Description	Qty	Rate	Amount \$
SERVICE:\$149.95	SERVICE:\$149.95 Hourly Rate - Commerical	1.00	149.95	149.95 T
			Sub Total:	149.95
			Tax (T): 6.50%	9.75
			Total Amount Due:	159.70

For questions please call 904-998-0738

Thank you!
 Should you have any questions call us at 904-998-0738

1- 320-53800-45516
 Fitness Equipment

RECEIVED
 JUN 06 2024
 BY: _____

INVOICE



First Coast Foam Party LLC

101 Marketside ave Suite 404-154, ponte vedra,
FL 32081

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

Invoice No#: 2024-06-20-02

Invoice Date: Jun 4, 2024

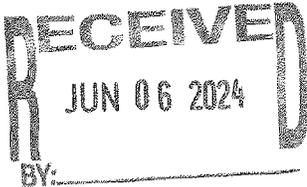
Due Date: Jun 20, 2024



\$700.00
AMOUNT DUE

BILL TO

Danelle DeMarco
145 South Durbin Pkwy, st Johns, FL 32259,
UNITED STATES
DDEMARCO@vestapropertyservices.com
Phone: +1 724-331-7695



#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	3 hour game truck event 6/20 6-9pm teen night	\$700.00	\$700.00
		Subtotal	\$700.00
		Shipping	\$0.00
		TOTAL	\$700.00 USD

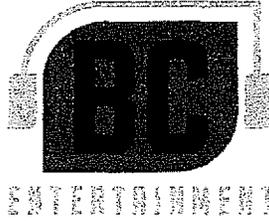
Danelle DeMarco
Special Events
1-320-5380-45511

NOTES TO CUSTOMER

Thank you for allowing us to party with you! Please consider leaving us a kind remark on our social media or Google and referrals are always welcome! We will be in contact between now and party. Please feel free to contact me with any questions or ideas.

TERMS AND CONDITIONS

Rules and Regulations: By hiring First Coast Foam Party LLC you understand that the following rules apply: Do not eat the foam, no running, no diving, no rough play, the foam can become slippery, if we see inappropriate behavior we will address the behavior and have the right to end the event for safety reasons. We can not be held responsible for your children's actions. The foam is hypo-allergenic, dye-free, biodegradable and safe for kids, pets, grass and pools. The main ingredient in the foam is Sodium Lauryl Sulfate. The color/glow can leave a residue on clothes that should wash out in a few washes but can stain clothing. By hiring First Coast Foam Party LLC you agree to hold First Coast Foam Party LLC, it's employees, agents or representatives harmless and indemnify them against any and all claims for property damage and/or personal injury claims.



BC Entertainment Invoice

BC Entertainment
P.O.Box 601072
Jacksonville, FL 32260

Invoice number: Durbin07042024

Event Type/Time/Date.

Durbin Crossing 4th of July Party

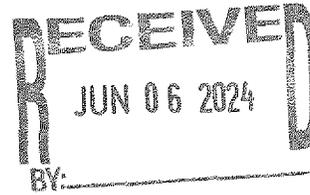
Thursday 07/04/2024

Event time: 5p-8p

Amount: \$575.00 DJ/MC Services

-(\$125.00) Discount for Emma/Danelle/Durbin

Total Due: \$450.00

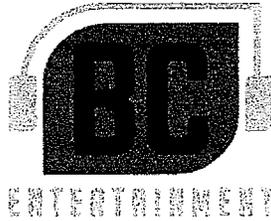


Thank you once again! **Payment is due 30 days prior to event.** Please make check payable to BC Entertainment

Note: Especially for Durbin, if there should be a cancellation due to weather, the invoice amount paid in advance will be available as credit to Durbin/Vesta for another event in the future.

Danelle Demarco

1-320-53800-45511
Special Events



BC Entertainment Invoice

BC Entertainment
P.O.Box 601072
Jacksonville, FL 32260

Invoice number: Durbin07042024 *GAMES*

Event Type/Time/Date.

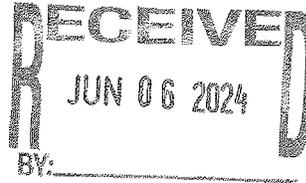
Durbin Crossing 4th of July Party

Thursday 07/04/2024

Event time: 5p-8p

Amount: \$150.00 Games and activities

Total Due: \$150.00



Thank you once again! **Payment is due 30 days prior to event.** Please make check payable to BC Entertainment

Note: Especially for Durbin, if there should be a cancellation due to weather, the invoice amount paid in advance will be available as credit to Durbin/Vesta for another event in the future.

Danella Demarco

1-320-53800-45511
Special Events

Governmental Management Services, LLC
 1001 Bradford Way
 Kingston, TN 37763

Invoice

Invoice #: 522
Invoice Date: 6/1/24
Due Date: 6/1/24
Case:
P.O. Number:

Bill To:
 Durbin Crossing CDD
 475 West Town Place
 Suite 114
 St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - June 2024		4,533.58	4,533.58
Website Administration - June 2024		88.33	88.33
Information Technology - June 2024		132.50	132.50
Impact Fee Collection Administration - June 2024		1,325.00	1,325.00
Dissemination Agent Services - June 2024		636.00	636.00
Office Supplies		0.75	0.75
Postage		120.66	120.66
Copies		47.85	47.85
Telephone		29.22	29.22

RECEIVED
 JUN 07 2024
 BY: _____

Total	\$6,913.89
Payments/Credits	\$0.00
Balance Due	\$6,913.89

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 14, 2024



Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Reference: Invoice No. 3408745
Client Matter No. 6123-1
Notification Email: eftgroup@kutakrock.com

Mr. Daniel Laughlin
Durbin Crossing CDD
Governmental Management Services, LLC
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3408745
6123-1

Re: General

For Professional Legal Services Rendered

05/03/24	M. Eckert	0.10	36.50	Research status of 189.08 Public Facilities Report
05/08/24	M. Eckert	0.40	146.00	Prepare for and attend agenda call
05/09/24	M. Eckert	0.30	109.50	Research impact fee credit agreement comments; review new proposed impact fee agreement; confer with Fulks
05/14/24	K. Haber	0.60	153.00	Prepare budget documents
05/15/24	M. Eckert	0.10	36.50	Review Alta invoice for Epic litigation
05/17/24	M. Eckert	0.20	73.00	Review documents related to impact fee credit sale
05/17/24	K. Haber	0.50	127.50	Prepare board meeting agenda memorandum
05/18/24	M. Eckert	0.10	36.50	Review revised impact fee credit agreement
05/20/24	M. Eckert	3.60	1,314.00	Prepare for, travel to and attend board meeting; return travel; follow up

KUTAK ROCK LLP

Durbin Crossing CDD
June 14, 2024
Client Matter No. 6123-1
Invoice No. 3408745
Page 2

05/21/24	M. Eckert	0.20	73.00	Research and distribute documents for Hixon
05/23/24	M. Eckert	0.10	36.50	Prepare encroachment agreement (Rostvold)
05/23/24	M. Eckert	0.30	109.50	Follow up from board meeting; confer with Fulks and Laughlin regarding townhouse assessments
05/23/24	K. Haber	0.90	229.50	Prepare encroachment agreement (Rostvold)
05/24/24	M. Eckert	0.10	36.50	Prepare encroachment agreement (Rostvold)
05/24/24	K. Haber	0.20	51.00	Correspond with Laughlin regarding encroachment agreement (Rostvold)
05/24/24	K. Haber	1.20	306.00	Prepare agreement for use of pool facilities; correspond with Demarco and O'Lear regarding same
05/28/24	M. Eckert	0.30	109.50	Prepare agreement with Champion Swim; review draft minutes and provide comments
05/31/24	K. Haber	0.10	25.50	Correspond with Laughlin regarding swim school agreement
05/31/24	K. Haber	0.80	204.00	Prepare budget documents; correspond with Hogge regarding same

TOTAL HOURS 10.10

TOTAL FOR SERVICES RENDERED \$3,213.50

DISBURSEMENTS

Travel Expenses 13.04

TOTAL DISBURSEMENTS 13.04

TOTAL CURRENT AMOUNT DUE \$3,226.54



Paskert
Divers
Thompson
ATTORNEYS AT LAW

100 North Tampa Street
Suite 3700
Tampa, Florida 33602

Telephone: 813-229-3500
Facsimile: 813-229-3502
www.pdtlegal.com

June 13, 2024

Via E-mail only

Durbin Crossing Community Development District
c/o Daniel Laughlin
475 West Town Place, Suite 114
St. Augustine, FL 32092
dlaughlin@gmsnf.com

Re: Invoice - Services rendered through May 31, 2024

Dear Mr. Laughlin,

Attached is an invoice for services rendered and costs incurred through May 31, 2024 for the following matter:

Matter Name	Durbin Crossing CDD
Matter No.	122411
PDT Invoice No. (<i>Reference this number on your payment.</i>)	85721
This Month's Charges	\$112.00

I trust that you will find the invoice in order and would appreciate your making arrangements to pay the invoice at your earliest convenience. If you have any questions, please do not hesitate to call me.

Best regards,

PASKERT DIVERS THOMPSON

Matthew G. Davis

MGD/jd
Attachment
cc: Todd Polvere



Paskert
Divers
Thompson
ATTORNEYS AT LAW

Phone: (813) 229-3500

100 North Tampa Street, Suite 3700
Tampa, FL 33602
www.pdtlegal.com

Fax: (813) 229-3502

Durbin Crossing Community Development District
475 West Town Place
Suite 114
St. Augustine, FL 32092
Attention: c/o Daniel Laughlin

June 13, 2024
Client: 002389
Matter: 122411
Invoice #: 85721
Resp. Atty: MGD

RE: Durbin Crossing CDD – Pool Resurfacing

COVER SHEET

For Professional Services Rendered Through May 31, 2024

Federal Tax I.D. No.: 74-3029197

Total Services	\$112.00
TOTAL THIS INVOICE	\$112.00
Previous Balance	\$5,537.00
<i>Less Payments</i>	<i>(\$5,537.00)</i>
Total Due To Date	\$112.00

Remittance Advice

Payment is due within 30 days of the invoice date.

Check Payable To:

Paskert Divers Thompson
Attn.: Accounts Receivable
100 North Tampa Street
Suite 3700
Tampa, FL 33602

ACH & Wire Transfers:

We accept ACH & Wire Transfers. Please contact our Accounts Receivable Department for details.

Please return this remittance page with your payment. Thank you.



**Paskert
Divers
Thompson**
ATTORNEYS AT LAW

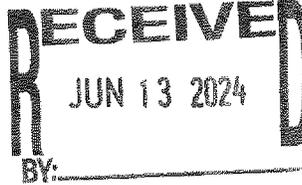
Phone: (813) 229-3500

100 North Tampa Street, Suite 3700
Tampa, FL 33602
www.pdtlegal.com

Fax: (813) 229-3502

Durbin Crossing Community Development District
475 West Town Place
Suite 114
St. Augustine, FL 32092
Attention: c/o Daniel Laughlin

June 13, 2024
Client: 002389
Matter: 122411
Invoice #: 85721
Resp. Atty: MGD
Page: 1



RE: Durbin Crossing CDD – Pool Resurfacing

For Professional Services Rendered Through May 31, 2024

Federal Tax I.D. No.: 74-3029197

SERVICES

Date	Person	Description of Services	Hours	Amount
05/07/2024	JSM	Correspondence with opposing counsel regarding third party complaint and order granting the same.	0.10	\$28.00
05/07/2024	JSM	Correspondence with opposing counsel regarding depositions and case management order.	0.10	\$28.00
05/09/2024	JSM	Reviewed/Analyzed Order granting Defendant's Motion for Leave to File Third Party Complaint.	0.20	\$56.00
Total Professional Services			0.40	\$112.00

PERSON RECAP

Person	Level	Hours	Rate	Amount
JSM Jessica S Mazariego	Associates	0.40	\$280.00	\$112.00
Total Services				\$112.00

TOTAL THIS INVOICE

\$112.00

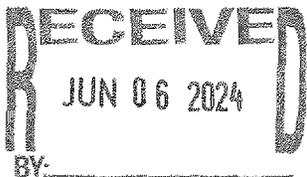


Invoice

Date	Invoice #
5/17/2024	11251
Terms	Due on receipt

740 S Orange Street, Starke, FL 32091
 pmcdonaldplumbing@yahoo.com
 CFC 1428926

Bill To Durbin Crossing CDD 145 South Durbin Parkway St. Johns, Florida 32259	Job Address WATER FOUNTAIN REPAIRS 145 South Durbin Parkway St. Johns, Florida 32259
---	--

Quantity	Description	Rate	Amount
	Interior Unit (Basin) Supplied and installed (1) new Stainless Basin for cooler LZWSR. Includes disposal of existing basin, if desired. <div style="text-align: center;">  BY: _____ </div> <i>Repair/Replace</i> <i>1-320-53800-44200</i>	493.60	493.60

Effective immediately, there will be a payment delivery fee for all credit card transactions.

Payment due upon completion of work.
 Accounts NOT paid within 30 days from invoice date are subject to a 1.5% monthly late fee.
 Thank you!

Total

\$493.60

Shade America, Inc.
3604 Harbor Drive
Saint Augustine, FL 32084
US
+1 9042170516
sholton.shadeamerica@outlook.com
<http://www.shadeamerica.com>



Invoice 2308

BILL TO
Zach Davidson
Durbin Crossing CDD
475 West Town place, suite
114
St. Augustine Fl, 32092
Vesta Properties Jacksonville

DATE
06/10/2024

PLEASE PAY
\$2,680.00

DUE DATE
06/10/2024

DESCRIPTION	QTY	RATE	AMOUNT
Deposit 50% Deposit Due On: Take Down Damaged Sail, have it repaired and reinstalled with new cable and hardware. Balance Due Upon Completion = \$2,680.00	2	1,340.00	2,680.00

TOTAL DUE

\$2,680.00

THANK YOU.





TREE TECH TREE SERVICE, INC
 260 Old Hard Road
 Fleming Island, FL 32003
 O- 904-269-4069 F- 904-529-7296
 EMAIL Office@treetech-treeservice.com

Invoice

Durbin Crossing

145 South Durbin Parkway
 Jacksonville FL 32259

DATE	INVOICE #
5/14/2024	12296

Due	Terms
5/14/2024	0 Days

Job Name	Job Site	Phone	Salesperson	Total Due
Durbin Crossing 240409-1	145 South Durbin South	904-230-2011	AJ Aldridge	\$2,500.00

#	Item	Service Description	Completed	Tax	Qty	Price
1	Tree(s)	Tree Removal Dead/dying trees in the preserve that need to be removed at the following locations: 1 each - 1370 Fryston Street 1 each - 172 Rockcreek Drive 1 each - 132 Chatworth Drive 1 each - 150 Staplehurst Drive (near gate, cut into pieces so they can still open gate) 1 each - 147 Staplehurst Drive 1 each - 109 Thornloe Drive (in the preserve across the street from this location)	5/11/2024	0.00 %	0.00	\$2,500.00

RECEIVED
 JUN 06 2024
 BY: _____

Thank you,
 AJ Aldridge

Landscape Contingency
1-320-53800-46210

Subtotal:	\$2,500.00
Discount:	\$0.00
Tax:	\$0.00
Total:	\$2,500.00
Credit:	\$0.00
Balance:	\$2,500.00

Customer
Durbin Crossing 145 South Durbin Parkway Jacksonville FL 32259

Invoice Remit Payment

DATE	INVOICE #
5/14/2024	12296
Total Amount Due:	\$2,500.00



TREE TECH TREE SERVICE, INC
 260 Old Hard Road
 Fleming Island, FL 32003
 O- 904-269-4069 F- 904-529-7296
 EMAIL Office@treotech-treeservice.com

Invoice

Durbin Crossing

145 South Durbin Parkway
 Jacksonville FL 32259

DATE	INVOICE #
5/14/2024	12297

Due	Terms
5/14/2024	0 Days

Job Name	Job Site	Phone	Salesperson	Total Due
Durbin Crossing 240320-1	145 South Durbin South	904-230-2011	AJ Aldridge	\$8,095.00

#	Item	Service Description	Completed	Tax	Qty	Price
1	Palm	Trim Tree(s) & Debris Removal Trim (85) Medjool Palms @ \$55.00 each = \$4,675.00 Trim (76) Washingtonian Palms @ \$45.00 each = \$3,420.00 Clean-up and debris removal included.	5/6/2024	0.00 %	0.00	\$8,095.00

RECEIVED
 JUN 06 2024
 BY: _____

Thank you,
 AJ Aldridge

Landscape Contingency
1. 320. 53800. 46210

Subtotal:	\$8,095.00
Discount:	\$0.00
Tax:	\$0.00
Total:	\$8,095.00
Credit:	\$0.00
Balance:	\$8,095.00

Customer
Durbin Crossing 145 South Durbin Parkway Jacksonville FL 32259

Invoice Remit Payment

DATE	INVOICE #
5/14/2024	12297
Total Amount Due:	\$8,095.00



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-356-6300 • Fax: 904-353-4493 • Toll Free: 800-225-6305 • turnerpest.com

Turner Pest Control LLC
 P.O. Box 952503
 Atlanta, GA 31192-2503
 904-355-6300

Service Slip/Invoice

INVOICE: 619062233
DATE: 5/20/2024
ORDER: 619062233

Bill To: [176599]
 Durbin Crossing CDD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

Work Location: [176599] 904-230-2011
 Durbin Crossing CDD
 730 N Durbin Pkwy
 Saint Johns, FL 32259-8217

Work Date	Time	Target Pest	Technician	Time In
5/20/2024	12:04 PM			12:04 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/20/2024		12:39 PM

Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	\$81.19
SUBTOTAL		\$81.19
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$81.19

1-320-53800-45513
 Pest Control

AMOUNT DUE **\$81.19**

RECEIVED
 JUN 06 2024
 BY: _____

[Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1499 • Toll Free: 800-226-5306 • turnerpest.com

Turner Pest Control LLC
 P.O. Box 952503
 Atlanta, GA 31192-2503
 904-355-5300

Service Slip/Invoice

INVOICE:	619062234
DATE:	5/20/2024
ORDER:	619062234

Bill To: [176599]
 Durbin Crossing CDD
 475 W Town Pl Ste 114
 Saint Augustine, FL 32092-3649

Work Location: [176602] 904-230-2011
 Durbin Crossing CCD
 145 S Durbin Pkwy
 Saint Johns, FL 32259-7224

Work Date	Time	Target Pest	Technician	Time In
5/20/2024	11:54 AM			11:54 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/20/2024		12:00 PM



Service	Description	Price
---------	-------------	-------

CPCM	Commercial Pest Control - Monthly Service	\$99.93
SUBTOTAL		\$99.93
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$99.93

1. 320.53800.45513
 Pest Control

AMOUNT DUE \$99.93

RECEIVED
 JUN 06 2024
 BY: _____

[Handwritten Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 952503 • Atlanta, Georgia 31192-2503
 904-355-5300 • Fax: 904-353-1459 • Toll Free: 800-325-6366 • turnerpest.com

Turner Pest Control LLC
 P.O. Box 952503
 Atlanta, GA 31192-2503
 904-355-5300

Service Slip/Invoice

INVOICE:	619063117
DATE:	5/20/2024
ORDER:	619063117

Bill To: [137299]
 Durbin Crossing CDD
 C/O Vesta Properties
 200 Business Park Cir
 Saint Augustine, FL 32095-8822

Work Location: [137299] 904-230-2011
 Durbin Crossing North
 Amenity Center
 730 N Durbin Pkwy
 Jacksonville, FL 32259-8217

Work Date	Time	Target Pest	Technician	Time In
5/20/2024	12:04 PM	MOSQUITO		12:04 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	5/20/2024		12:40 PM

Service	Description	Price
---------	-------------	-------

CPCMOSULV	Commercial Mosquito Service	\$156.14
SUBTOTAL		\$156.14
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$156.14

1. 320.53800.45513
 Pest Control

AMOUNT DUE **\$156.14**

RECEIVED
 JUN 06 2024
 BY: _____

[Handwritten Signature]

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

Vak Pak, Inc.

1824 Phoenix Avenue
Jacksonville, FL 32206

Invoice

Date	Invoice #
5/10/2024	24-00533

Bill To
VESTA PROPERTY SERVICES 245 RIVERSIDE AVE #300 JACKSONVILLE, FL 32202

Ship To
VESTA PROPERTY SERVICES 245 RIVERSIDE AVE #300 JACKSONVILLE, FL 32202

S.O. No.	P.O. No.	Terms	Project
S024-00308	C.C LINK	COD	

Item	Description	Order...	Prev. Inv...	Backor...	Invoiced	U/M	Rate	Amount
FLTR-VC1...	100 SQFT VAC CARTRIDGE FILTER W/ HANDLE LOCAL PICK UP	4	0	0	4	ea	245.91	983.64T
	Combined Sales Tax for St Johns County, FL							63.94

RECEIVED

 JUN 06 2024
 BY: _____

1-320-53800-44200

Repair / Replace

Total	\$1,047.58
Payments/Credits	\$0.00
Balance Due	\$1,047.58



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 420151
Date 06/10/2024

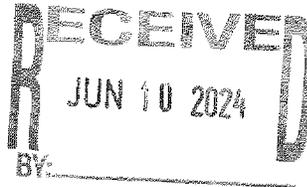
Terms Net 30

Due Date 07/10/2024

Memo Monthly Fees

Bill To

Durbin Crossing C.D.D.
c/o GMS LLC
475 West Town Place
Suite 114
St. Augustine FL 32092



Description	Quantity	Rate	Amount
General Manager 1-320-53800-45502	1	9,261.58	9,261.58
Facility Manager/ Special Event Coordinator 1-320-5380-45517	1	5,556.95	5,556.95
Field Operations Manager 1-320-53800-46000	1	6,319.67	6,319.67
Janitorial Services 1-320-53800-45507	1	2,035.86	2,035.86
Commercial Pool Maintenance 1-320-53800-45505	1	2,783.14	2,783.14
Facility Monitor 1-320-53800-45515	1	5,488.52	5,488.52
Facility Attendant 1-320-53800-45503	1	6,708.19	6,708.19
Mobile App 1-320-53800- 42510 45210	1	291.67	291.67
Maintenance Techs 1-320-53800-45518	1	3,960.51	3,960.51

Thank you for your business.

Total 42,406.09



INVOICE

INVOICE #	INVOICE DATE
JAX 699001	5/8/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Durbin Crossing CDD
c/o Vesta Property Services
145 South Durbin Parkway
St. Johns, FL 32259

Property Name: Durbin Crossing CDD

Address: 145 South Durbin Parkway
St. Johns, FL 32259

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: June 7, 2024

Invoice Amount: \$3,023.70

Description	Current Amount
-------------	----------------

Replace mainline in sleeve under roadway

Irrigation Repairs

\$3,023.70

Invoice Total

\$3,023.70

IN COMMERCIAL LANDSCAPING



1.320.53800.46400
Irrigation

Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 702491	5/21/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Durbin Crossing CDD
c/o Vesta Property Services
145 South Durbin Parkway
St. Johns, FL 32259

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

Address: 145 South Durbin Parkway
St. Johns, FL 32259

Invoice Due Date: June 20, 2024

Invoice Amount: \$3,899.56

Description	Current Amount
North Pool/Amenity Center Removals & Plantings	
Landscape Enhancement	\$3,899.56

Excellence
IN COMMERCIAL LANDSCAPING

Invoice Total

\$3,899.56



1.320.53800.46210
Landscape Contingency

Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 702492	5/21/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Durbin Crossing CDD
c/o Vesta Property Services
145 South Durbin Parkway
St. Johns, FL 32259

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

Address: 145 South Durbin Parkway
St. Johns, FL 32259

Invoice Due Date: June 20, 2024

Invoice Amount: \$3,988.24

Description	Current Amount
Durbin Crossing Cloisterbane Entrance Planting	
Landscape Enhancement	\$3,988.24

Invoice Total

\$3,988.24

Excellent
IN COMMERCIAL LANDSCAPING



1.320.53800.46210

Landscape Contingency

Should you have any questions or inquiries please call (386) 437-6211.



YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 702493	5/21/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Durbin Crossing CDD
c/o Vesta Property Services
145 South Durbin Parkway
St. Johns, FL 32259

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Durbin Crossing CDD

Address: 145 South Durbin Parkway
St. Johns, FL 32259

Invoice Due Date: June 20, 2024

Invoice Amount: \$3,992.52

Description	Current Amount
Durbin North Median Planting	
Landscape Enhancement	\$3,992.52

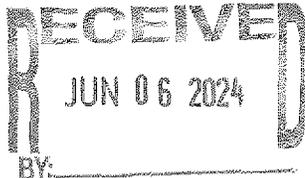
Invoice Total

\$3,992.52

IN COMMERCIAL LANDSCAPING

Landscape Contingency

1.320.53800.46210



Should you have any questions or inquiries please call (386) 437-6211.



Civil Engineering
 Land Surveying & Mapping
 Permitting
 ADA Consulting

Invoice

Date	Invoice #
6/10/24	05-3554

Bill To	
Governmental Management Services Daniel Laughlin	
P.O. No	

RECEIVED
 JUN 11 2024
 BY: _____

Yuro & Asssoc. - Job No.
Y23-1310

Item	Date	Description	Hours	Rate	Amount
DURBIN CROSSING CDD - MAY ENGINEERING SERVICES					
CDD Engine...	5/8/24	Agenda Call	0.5	145.00	72.50
CDD Engine...	5/9/24	staff coordination re: irrigation meter	1	145.00	145.00
CDD Engine...	5/16/24	field visit at Patriot Oaks to inspect sidewalk & school crossing	2	145.00	290.00
CDD Engine...	5/20/24	CDD Meeting	2	145.00	290.00
CDD Engine...	5/22/24	coordinate with County on sidewalk crossing	1	145.00	145.00

We appreciate your prompt payment.

Total	\$942.50
--------------	-----------------

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/07/24	00076	5/10/24	DCN-1B 202405 600-53800-60000 REMAINING 10% S POOL PMT		*	16,233.00		
		5/10/24	DCN-1B 202405 600-53800-60000 EXTRA WATERLINE TILE		*	300.00		
							16,533.00	000251

6/07/24	00076	5/10/24	DCSKP-1A 202405 600-53800-60000 REMAINING BABY POOL PMT		*	11,750.00		
							11,750.00	000252

6/28/24	00024	5/30/24	11307 202405 600-53800-61000 INSTALL ELKAY EXTERIOR		*	5,897.87		
							5,897.87	000253

						TOTAL FOR BANK B	34,180.87	
						TOTAL FOR REGISTER	34,180.87	

DURB DURBIN CROSS OKUZMUK



Invoice

Swimming Pool Refinish

Pinch A Penny 146
12220-117 Atlantic Blvd, Jacksonville FL 32225
[Phone] 904-220-9490
[e-mail] manager146@pinchapenny.com

DATE: 5/10/2024

TO Durbin Crossing CDD
475 West Town Place, Suite 114
St Augustine, FL 32092
Attn: Zach Davidson

JOB Durbin Crossing
North Pool
730 North Durbin Pkwy
Pool 2512 sf, 280 lf

Phone 904 258-2044

Per the pool refinish agreement the remaining 10% of the total job cost is due 30 days after water fill.

The total cost for the south pool is \$162,330.

50% Paid February 28th \$81,165

40% invoiced mailed April 17th (still unpaid) \$64,932 - Paid on 5/10/24 with ck#250

Remaining 10%	\$16,233
Extra Waterline tile 33 sq ft	\$ 300

Total Balance Due ~~\$81,465~~
\$16,533.00

RECEIVED
MAY 31 2024
BY: _____



Invoice

Swimming Pool Refinish

Pinch A Penny 146
12220-117 Atlantic Blvd, Jacksonville FL 32225
[Phone] 904-220-9490
[e-mail] manager146@pinchapenny.com

DATE: 5/10/2024

TO Durbin Crossing CDD
475 West Town Place, Suite 114
St Augustine, FL 32092
Attn: Zach Davidson

Phone 904 258-2044

JOB Durbin Crossing South
Baby Pool
145 South Durbin Pkwy
Pool 150 sf, 44 lf

Per the pool refinish agreement the remaining balance is now due for the Durbin South baby pool.

The total cost for the baby pool is \$23,500.

Pool refinish	\$20,975
Coping replacement	\$2,525
Payment received	\$11,750
Remaining balance due	\$11,750





Invoice

Date	Invoice #
5/30/2024	11307
Terms	Due on receipt

740 S Orange Street, Starke, FL 32091
 pmcdonaldplumbing@yahoo.com
 CFC 1428926

Bill To	Job Address
Durbin Crossing CDD 145 South Durbin Parkway St. Johns, Florida 32259	WATER FOUNTAIN REPAIRS 145 South Durbin Parkway St. Johns, Florida 32259

Quantity	Description	Rate	Amount
	Exterior Unit Supplied and installed (1) new Elkay VRCTL8WSK Exterior Non-Filtered, Refrigerated Bi-Level Drinking Fountain with Bottle-Filler. Includes all necessary pipe and fittings. Includes disposal of existing unit, if desired.	5,291.38	5,291.38
	Supplied and installed (1) new Universal Filtration Kit. Note: Recommend annual replacement of filter; may need bi-annual replacement depending on if installation site is in a high-traffic area. Note: Phillip McDonald Plumbing, Inc is NOT responsible for any electric, cabinets, sheetrock, wall patching, painting, wallpaper, tile, flooring, bead board, or rotten wood.	606.49	606.49
	Capital 1-320-53800-45500		
Effective immediately, there will be a payment delivery fee for all credit card transactions. Payment due upon completion of work. Accounts NOT paid within 30 days from invoice date are subject to a 1.5% monthly late fee. Thank you!		Total	\$5,897.87

RECEIVED
 JUN 06 2024
 BY: _____

SIXTH ORDER OF BUSINESS

ST. JOHNS COUNTY - DEVELOPMENT PERMIT DURBIN CROSSING SIDEWALK

MCPR 24-15



PERMIT SUBMITTAL
6/28/2024

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES
3. SITE PLAN
4. CONSTRUCTION DETAILS
5. EROSION CONTROL DETAIL
6. SWPPP
7. MOT PLAN



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting



NO.	DATE	REVISIONS	PROJECT NO. Y23 - 1310 DRAWN BY: EIID CHECKED BY: MJY DATE: 6/28/24	 145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199 <small>CERTIFICATE OF AUTHORIZATION NO. 28658</small>	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 <small>REGISTERED PROFESSIONAL</small>	DURBIN CROSSING - SIDEWALK IMPROVEMENTS <small>PREPARED FOR:</small> DURBIN CROSSING CDD COVER SHEET	SHEET NO. 1
------------	-------------	------------------	--	---	--	---	---------------------------

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED IN CONFORMANCE AS APPLICABLE WITH ST. JOHNS COUNTY "STANDARDS & DETAILS MANUAL", LATEST EDITION, AND ENGINEERING DEPARTMENT.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LINE AND GRADE STAKES IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ENGINEER OR THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS.
5. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO START OF CONSTRUCTION FOR LOCATION OF EXISTING UTILITIES. IN ORDER TO PREVENT DAMAGE AND COORDINATE ADJUSTMENT AND/OR RELOCATION OF SAME IF REQUIRED, CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES TO EXISTING UNDERGROUND UTILITIES.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER AND OWNER OF ANY CHANGES OR DEVIATIONS FROM THE ORIGINAL PLANS PRIOR TO CONSTRUCTION OF SAID CHANGE OR DEVIATION.
7. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES AND UTILITIES. ANY DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY INSURANCE AND BONDS REQUESTED BY THE OWNER FOR THIS PROJECT.
9. THE OWNER WILL PROVIDE THE SELECTED CONTRACTOR WITH COPIES OF ALL PERMITS RECEIVED FOR THE PROJECT.
10. ANY N.G.V.D. 1929 MONUMENT(S) WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE THE PROJECT CONTRACTOR SHOULD NOTIFY:

GEODETIC INFORMATION CENTER
 ATTN: MARK MAINTENANCE SECTION ATTN: N/CG-162
 601 EXECUTIVE BOULEVARD
 ROCKVILLE, MARYLAND 20852
 TELEPHONE No. (301) 443-8319

11. BENCH MARK DATA BASE IS NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
12. THE CONTRACTOR SHALL PROTECT AND USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.
13. ALL PROPERTY CORNERS AND SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A MONUMENT IS IN DANGER OF BEING DESTROYED, THE PROJECT ENGINEER AND OWNER SHOULD BE NOTIFIED IMMEDIATELY IN ORDER THAT THE COUNTY MAY HAVE A SURVEYOR REFERENCE SAID POINT PRIOR TO DISTURBANCE. ALSO, ALL G.P.S. CONTROL POINTS ARE TO BE PROTECTED. IF DESTROYED DURING CONSTRUCTION IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO REPLACE THE CONTROL POINT(S) AT THEIR EXPENSE.
14. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES, ONE COPY OF APPROVED CONSTRUCTION PLANS, SPECIFICATIONS ANY SPECIAL PROVISIONS, AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS IN COMPLIANCE WITH ALL PERMITTEE AGENDA.
15. CONTRACTOR SHALL HAVE SURVEYOR VERIFY LOCATIONS OF ALL EXISTING RIGHT-OF-WAY LINES IF REQUIRED BY COUNTY
16. CONTRACTOR SHALL RESTORE ALL ITEMS THAT WERE DAMAGED BY CONSTRUCTION TO EXISTING CONDITION OR BETTER.

MAINTENANCE OF TRAFFIC NOTES:

1. THE CONTRACTOR SHALL INSTALL STAND MOUNTED ADVANCE CONSTRUCTION SIGNING IN ACCORDANCE WITH FDOT STANDARD PLAN NO. 602 FOR ANY WORK LESS THAN 15 FEET FROM EDGE OF PAVEMENT.
2. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED A MINIMUM OF 15 FEET FROM THE EDGE OF EXISTING PAVEMENT, OR AS FAR AWAY AS POSSIBLE WITHIN THE RW LIMITS, AND SHALL BE PROTECTED BY TYPE II BARRICADES WITH FLASHING YELLOW LIGHTS.
3. THERE SHALL BE NO EXCAVATIONS LEFT OPEN AFTER DARK.
4. THE CONTRACTOR SHALL NOTIFY ALL LOCAL MUNICIPALITIES 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE SUNSHINE STATE ONE CALL SYSTEM AT (800)432-4770 FOR LOCATION OF UNDERGROUND UTILITIES.
6. MOT INDEX'S SHOWN IN THIS PLAN SET MAY NOT COVER ALL WORK APPLICATIONS ENCOUNTERED FOR THIS EFFORT. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL APPLICABLE STANDARDS FOR MAINTENANCE OF TRAFFIC ARE FOLLOWED.

PAVING AND DRAINAGE NOTES:

1. ALL BACKFILL OVER UTILITIES LOCATED UNDER PROPOSED PAVEMENT AREAS SHALL BE COMPACTED PER F.D.O.T. STANDARD SPECIFICATIONS, SECTION 125.8.3. TO 98% OF THE MAXIMUM DENSITY PER AASHTO T-99.
2. ADJUSTMENT OF INLET TOPS IF NECESSARY SHALL BE INCLUDED IN THE CONTRACTOR'S BID. NO CLAIM SHALL BE MADE AGAINST THE OWNER AND/OR ENGINEER IN THE EVENT ADJUSTMENTS ARE NECESSARY.
3. CONTRACTOR SHALL COORDINATE CONNECTIONS TO EXISTING STORM DRAINAGE FACILITIES AND SHALL VERIFY LOCATION AND ELEVATION OF SAID FACILITIES PRIOR TO THE START OF CONSTRUCTION. ANY FACILITIES DISTURBED SHALL BE REPAIRED TO EQUAL OR BETTER THAN EXISTING CONDITIONS.

CLEAN UP & RESTORATION NOTES:

1. CONTRACTOR SHALL CLEAN UP AND PROPERLY DISPOSE OF ALL DEBRIS AND SHALL MEET ALL AGENCIES STANDARDS.
2. CONTRACTOR SHALL RESTORE ALL ITEMS TO THE EXISTING CONDITIONS OR BETTER.
3. NO OPEN HOLES SHALL REMAIN OPEN OVERNIGHT WITHOUT PRIOR APPROVAL FROM CITY, COUNTY, AND/OR FDOT RW DEPARTMENT.
4. ALL DISTURBED ASPHALT OR CONCRETE, INCLUDING ROADWAYS, PATHS, DRIVES, ETC. SHALL BE RESTORED TO THEIR ORIGINAL DESIGN SPECS OR THE LATEST CITY REPAIR SPECS, AS APPROPRIATE.

SITE PREPARATION NOTES:

NORMAL, GOOD PRACTICE SITE PREPARATION PROCEDURES SHALL BE USED FOR THIS PROJECT. THESE PROCEDURES INCLUDE: STRIPPING THE SITE OF EXISTING VEGETATION AND TOPSOIL, COMPACTING THE SUBGRADE AND PLACING NECESSARY FILL OR BACK FILL TO GRADE WITH ENGINEERED FILL. A MORE DETAILED SYNOPSIS OF THIS WORK IS AS FOLLOWS:

1. IF CLAYEY SANDS ARE ENCOUNTERED, A MINIMUM OF 2 FEET BELOW THE PROPOSED BOTTOM OF THE BASE MATERIAL OR CONCRETE PAVEMENT SHALL BE MAINTAINED. IF THE SITE GRADING IS SUCH THAT THE MINIMUM SEPARATION DOES NOT EXIST, WE RECOMMEND UNDERCUTTING THE CLAYEY MATERIALS TO MAINTAIN THIS SEPARATION AND BACK FILLING WITH CLEAN STRUCTURAL FILL.
2. PLACE FILL MATERIAL, AS REQUIRED, THE FILL SHOULD CONSIST OF CLEAN, FINE SAND WITH LESS THAN 10 PERCENT SOIL FINES. PLACE FILL IN UNIFORM 10 TO 12 INCH LOOSE LIFTS AND COMPACT EACH LIFT TO MEET COUNTY COMPACTION STANDARDS.
3. CONTRACTOR SHALL OBTAIN RECORD EVIDENCE OF ALL EXISTING FEATURES VIA VIDEO TAPING OR PHOTOGRAPHS PRIOR TO ANY CONSTRUCTION.

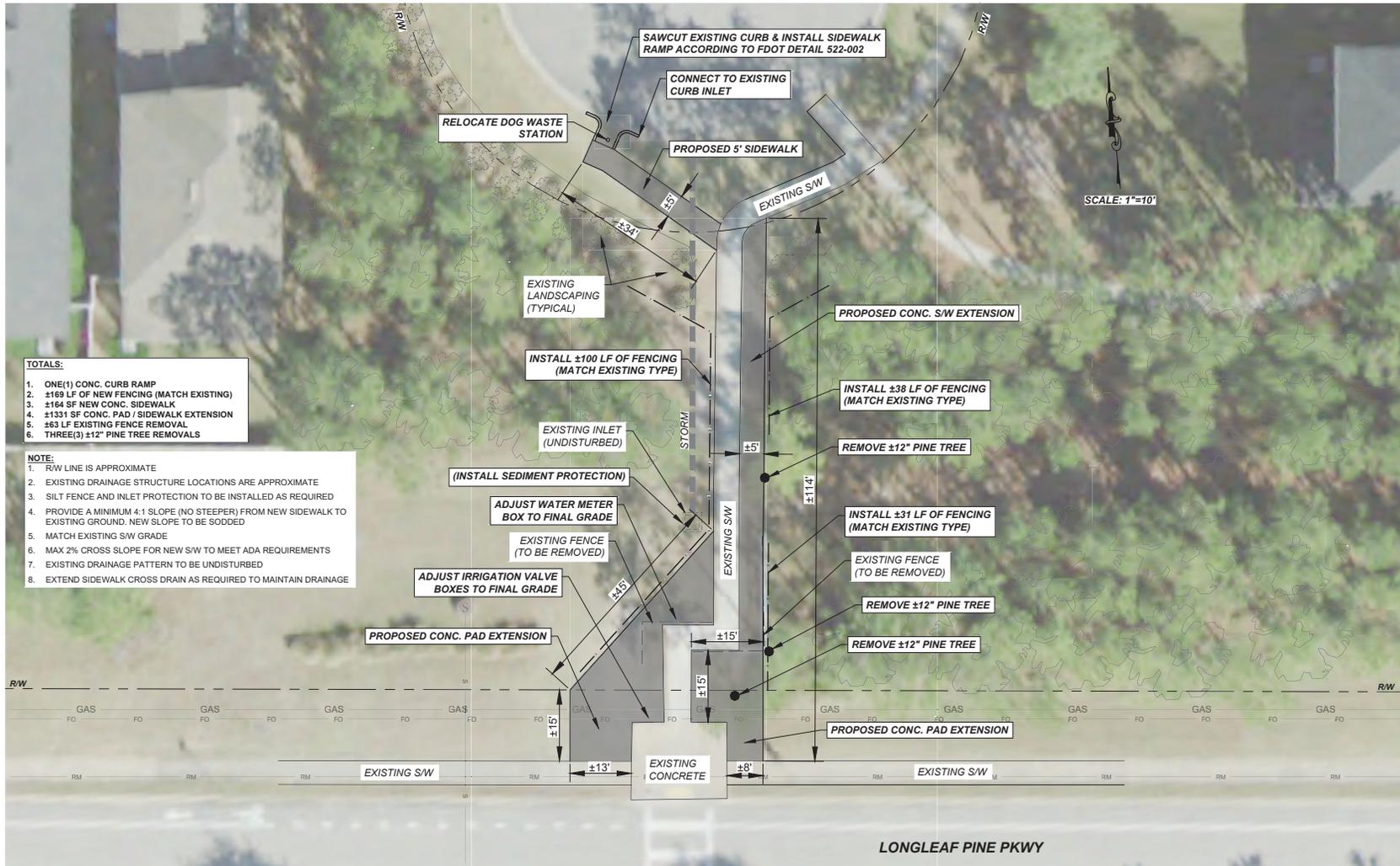
EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION CONTROL WITHIN BEST MANAGEMENT PRACTICES FOR THE DURATION OF THE PROJECT UNTIL SUCH TIME AS THE PROJECT HAS BEEN CERTIFIED AS COMPLETE.
2. THE CONTRACTOR SHALL SOD ALL OPEN SPACE AREAS TO BE GRASSED IMMEDIATELY FOLLOWING FINAL GRADING.
3. SILT FENCES SHALL BE INSTALLED ALONG LIMITS OF CONSTRUCTION.
4. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRED IMMEDIATELY IF DAMAGED.
5. ALL INLETS SHALL BE PROTECTED FROM COLLECTION OF ERODED MATERIALS BY INSTALLATION OF TEMPORARY FILTER FABRIC AND/OR HAYBALES.
7. FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN ALL WATER BODIES DOWNSTREAM OF CONSTRUCTION ACTIVITIES WHERE PROTECTION AGAINST TURBID WATERS DISCHARGE MAY OCCUR.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

THIS DOCUMENT IS THE PROPERTY OF MICHAEL J. YURO, P.E. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NO.	DATE	REVISIONS	PROJECT NO. Y23 - 1310	 145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199 CERTIFICATE OF AUTHORIZATION NO. 28658	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	DURBIN CROSSING - SIDEWALK IMPROVEMENTS PREPARED FOR: DURBIN CROSSING CDD GENERAL NOTES	SHEET NO.
			DRAWN BY: EID				2
			CHECKED BY: MJY				
			DATE: 6/28/24				



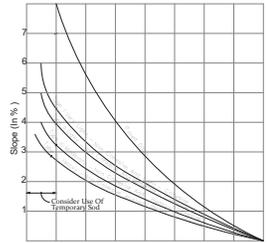
- TOTALS:**
1. ONE(1) CONC. CURB RAMP
 2. ±169 LF OF NEW FENCING (MATCH EXISTING)
 3. ±164 SF NEW CONC. SIDEWALK
 4. ±1351 SF CONC. PAD / SIDEWALK EXTENSION
 5. ±83 LF EXISTING FENCE REMOVAL
 6. THREE(3) ±12" PINE TREE REMOVALS

- NOTE:**
1. R/W LINE IS APPROXIMATE
 2. EXISTING DRAINAGE STRUCTURE LOCATIONS ARE APPROXIMATE
 3. SILT FENCE AND INLET PROTECTION TO BE INSTALLED AS REQUIRED
 4. PROVIDE A MINIMUM 4:1 SLOPE (NO STEEPER) FROM NEW SIDEWALK TO EXISTING GROUND. NEW SLOPE TO BE SODDED
 5. MATCH EXISTING S/W GRADE
 6. MAX 2% CROSS SLOPE FOR NEW S/W TO MEET ADA REQUIREMENTS
 7. EXISTING DRAINAGE PATTERN TO BE UNDISTURBED
 8. EXTEND SIDEWALK CROSS DRAIN AS REQUIRED TO MAINTAIN DRAINAGE



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

NO.	DATE	REVISIONS	PROJECT NO.	Y23 - 1310	 145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199 CERTIFICATE OF AUTHORIZATION NO. 28658	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247 REGISTERED PROFESSIONAL	DURBIN CROSSING - SIDEWALK IMPROVEMENTS PREPARED FOR: DURBIN CROSSING CDD SITE PLAN	SHEET NO.
			DRAWN BY:	EID				3
			CHECKED BY:	MJY				
			DATE:	6/28/24				



NOTE: Spacings shown in this chart are based on generalized conditions and should be adjusted based on actual site performance or hydraulic computations.

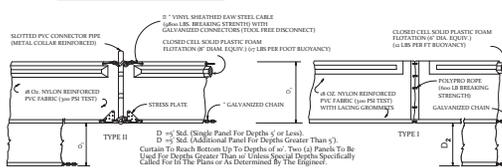
FLOW RATES (CFS)

VERY LIGHT	< 5
LIGHT	> 5 < 10
MODERATE	> 10 < 15
HEAVY	> 15 < 25
VERY HEAVY	> 25 < 40

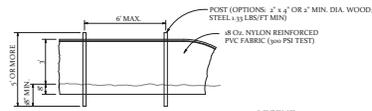
SOILS

COHESIVE	NON-COHESIVE
Fine Loam	Fine Sand
Clay Sands	Coarse Sand
Clays	Gravels
Hardpans	Sandy Loam
	Silt Loam

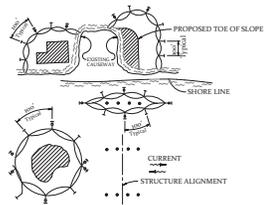
CHART I
RECOMMENDED SPACING FOR TYPE I AND TYPE II HAY BALE BARRIERS, AND TYPE III AND TYPE IV SILT FENCES AND PAVED DITCH BALE BARRIERS



FLLOATING TURBIDITY BARRIERS



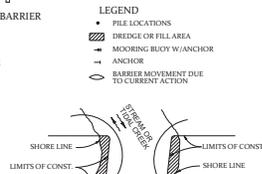
STAKED TURBIDITY BARRIER



NOTES

- TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDSLESS OF WATER DEPTH.
- NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
- DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
- NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.

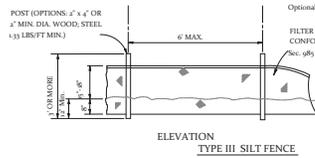
TURBIDITY BARRIERS



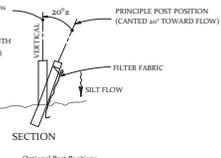
NOTE:

TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING OR STAKED TYPES OR ANY COMBINATION OF THESE TYPES THAT WILL SATISFY SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPES WILL BE AT THE CONTRACTOR'S OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. NO PERMANENT WILL BE UNDER THE PAY ITEMS ESTABLISHED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND FOR STAKED TURBIDITY BARRIER. PILES IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

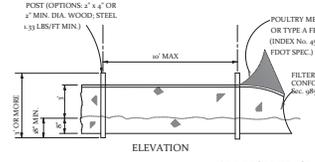
- GENERAL**
THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, TOOLS, MATERIALS AND SERVICES NEEDED TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES. THESE MEASURES SHALL CONFORM TO THE PLANS AND SPECIFICATIONS AND ALL STATE AND LOCAL REQUIREMENTS.
- EARTH MOVING ACTIVITIES**
A) THE CONTRACTOR SHALL EXERCISE CARE TO PRESERVE THE NATURAL LANDSCAPE AND SHALL CONDUCT HESHER CONSTRUCTION OPERATIONS SO AS TO PREVENT ANY UNNECESSARY DESTRUCTION, SCARRING OR DEPAVING OF THE NATURAL SURROUNDINGS IN THE VICINITY OF THE WORK AREA. EXCEPT WHERE CLEARING IS REQUIRED FOR PERMANENT WORK, FOR APPROVED CONSTRUCTION ROADS OR FOR LOGGATION OPERATIONS, ALL TREES, NATIVE SHRUBBERY AND VEGETATION SHALL BE PRESERVED AND SHALL BE PROTECTED FROM DAMAGE WHICH MAY BE CAUSED BY THE CONTRACTOR'S CONSTRUCTION OPERATIONS AND EQUIPMENT.
B) TOPSOIL SHOULD BE TAKEN FROM THE CONSTRUCTION AREAS AND SHOULD BE STOCKPILED FOR REUSE IN FINISHED GRADING. STOCKPILES SHOULD BE PLACED SO AS NOT TO ADD ANY ADDITIONAL SEDIMENT TO THE CONSTRUCTION. THE STOCKPILES SHOULD BE MULCHED AND/OR SEEDED WHEN EXPOSED BEYOND THIRTY (30) DAYS.
C) GRADED AREAS ARE TO BE SEED AND/OR SOODED WITHIN THIRTY (30) DAYS FOLLOWING EARTH MOVING PROCEDURES. IF THE TIME OF YEAR IS NOT CONDUCE FOR PERMANENT SEEDING, A TEMPORARY MULCH AND/OR SEEDING SHOULD BE USED.
- MAINTENANCE**
A) REPAIR ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORK DAY.
B) SEDIMENT SHALL BE REMOVED FROM SLUMP AREAS. THE SEDIMENT SHALL BE PLACED IN SUCH A MANNER THAT IT WILL NOT ERODE FROM THE SITE. THE SEDIMENT SHALL NOT BE DEPOSITED DOWNSTREAM FROM THE EMBANKMENT OR IN, OR ADJACENT TO A STREAM OR FLOOD PLAN.
C) AFTER CONSTRUCTION IS COMPLETED AND AREAS ARE SEED AND/OR SOODED, MAINTENANCE IS LIMITED TO VISUAL INSPECTIONS ON A ROUTINE BASIS.



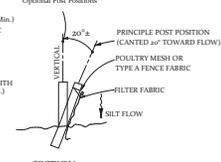
ELEVATION
TYPE III SILT FENCE



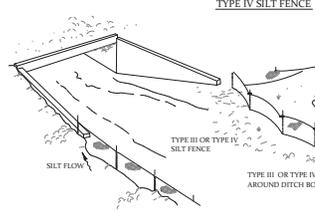
SECTION



ELEVATION
TYPE IV SILT FENCE



SECTION

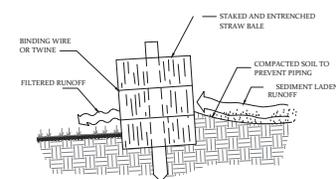


Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

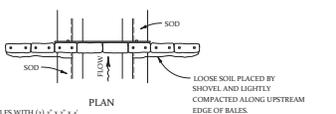
SILT FENCE APPLICATIONS



SILT FENCE TYPE III & IV



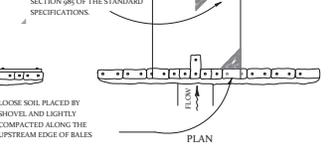
CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE STAKED HAY BALE



PLAN
BARRIER FOR PAVED DITCH



ELEVATION
BARRIER FOR PAVED DITCH



PLAN
BARRIER FOR UNPAVED DITCHES



ELEVATION
BARRIER FOR UNPAVED DITCHES

APPLICATION AND SPACING: THE USE OF TYPE I & II BALE BARRIERS SHOULD BE LIMITED TO THE CONDITIONS OUTLINE IN CHART I, SHEET OF 5, INDEX NO. 404 (P.D.O.T.)

NO.	DATE	REVISIONS

PROJECT NO.	Y23 - 1310
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	6/28/24



145 Hilden Road, Unit 108
Ponte Vedra, FL 32081
(904) 342-5199
CERTIFICATE OF AUTHORIZATION NO. 28658

MICHAEL J. YURO, P.E.
FLORIDA P.E. LICENSE NO. 65247
REGISTERED PROFESSIONAL

DURBIN CROSSING - SIDEWALK IMPROVEMENTS
PREPARED FOR:
DURBIN CROSSING CDD
EROSION CONTROL DETAIL

SHEET NO.	5
-----------	---

STORM WATER POLLUTION PREVENTION PLAN

SITE INFORMATION		CONTRACTOR'S REQUIREMENTS															
SITE DESCRIPTION		GENERAL	EROSION AND SEDIMENT CONTROL STABILIZATION PRACTICES	STRUCTURAL PRACTICES	MAINTENANCE / INSPECTION PROCEDURES												
PROJECT NAME: <u>DURBIN CROSSING SIDEWALK IMPROVEMENTS</u> LOCATION: <u>ST JOHNS, FLORIDA</u> OWNER NAME AND ADDRESS: <u>DURBIN CROSSING CDD</u> <u>475 West Town Place, Suite 114</u> <u>ST. AUGUSTINE, FL 32092</u> DESCRIPTION: <u>CONSTRUCT 1.566sf OF NEW SIDEWALK</u> <u>AND 2169 LF OF NEW FENCING</u> MAJOR SOIL DISTURBING ACTIVITIES: <u>GRADING FOR NEW SIDEWALK</u> PROJECT AREA: 1. TOTAL AREA OF PROJECT = <u>0.07</u> ACRES 2. TOTAL AREA TO BE DISTURBED = <u>0.08</u> ACRES SITE MAPS: ATTACHED SITE IMPROVEMENT PLAN FOR PROPOSED IMPROVEMENTS AND LOCATION OF TEMPORARY STABILIZATION PRACTICES AND EROSION CONTROL BMPs. PLAN: THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. THE SITE IMPROVEMENTS PLAN SHOWS THE LOCATION OF RECOMMENDED BMP TO ASSIST THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN THE CONTROLS PER THE PLAN, AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTOR RESPONSIBILITY" FOR A DESCRIPTION OF THE CONTROLS THAT SHOULD BE IMPLEMENTED. STORM WATER MANAGEMENT: STORM WATER DRAINAGE WILL BE PROVIDED BY THE EXISTING STORM DRAINS SYSTEM. DISTURBANCE TO EXISTING VEGETATIVE AREAS WILL BE MINIMAL, AS THE PRIMARY EFFORT INCLUDES MINIMAL CLEARING & GRADING. THE EXISTING DRAINAGE PATTERNS OF THE SITE WILL NOT BE ALTERED, AS THE EXISTING AND PROPOSED DRAINAGE AREAS WILL REMAIN IDENTICAL.	THE CONTRACTOR SHALL, AT A MINIMUM, IMPLEMENT THE CONTRACTORS REQUIREMENTS OUTLINED IN THIS SWPPP, AS WELL AS THOSE BMP'S SHOWN ON THE SITE IMPROVEMENT PLAN. IN ADDITION, THE CONTRACTOR SHALL UNDERTAKE ANY ADDITIONAL MEASURES THAT MAY BE REQUIRED TO ENSURE COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION, THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION. SEQUENCE OF MAJOR ACTIVITIES THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS: 1. INSTALL SILT FENCE AND OTHER BMPs AS REQUIRED 2. GRADING AND CONSTRUCTION OF NEW FACILITIES 4. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE SILT FENCE & ANY OTHER EROSION CONTROL DEVICES AND RE-SEED OR SOO AS NECESSARY. TIMING OF CONTROL MEASURES AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES, HAY BALES, AND INLET PROTECTION WILL BE CONSTRUCTED PRIOR TO COMMENCING WITH PORTION OF THE PROPOSED IMPROVEMENTS ON ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.	REFER TO THE DETAILS FOR PROPER LOCATION, MATERIAL USAGE, AND CONSTRUCTION OF THE HAY BALE BARRIER. 2. SILT FENCE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS: A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 3% PERCENT B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS. D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED TO LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT. REFER TO THE DETAIL SHEET FOR PROPER LOCATION AND CONSTRUCTION OF SILT FENCE. 3. BRUSH BARRIER WITH SILT FENCE. BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE. 4. STOCKPILE MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF OFF OF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODIES. 5. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW, EXPOSED SOIL EXPOSED BY CLEARING OR EXCAVATION OPERATIONS SHALL BE KEPT TO A MINIMUM TO INCLUDE ONLY THOSE AREAS ACTIVELY BEING WORKED ON. 6. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION ACTIVITY THAT ARE NOT ACTIVELY WORKED ON WITHIN 14 DAYS, AND ARE NOT YET SCHEDULED FOR FINAL STABILIZATION, SHALL BE SEED WITH A QUICK GROWING GRASS SPECIES THAT WILL NOT LATER COMPETE WITH THE PERMANENT STABILIZATION. 7. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 4:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 6 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING CUT INTO THE SOIL PERMANENTLY IN AN AREA ABOVE TO PREVENT MOVEMENT OF SEED AND MULCH. 8. TEMPORARY STABILIZATION: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION SHALL, AT A MINIMUM, BE SEED. THE SEEDING MIX MUST PROVIDE BOTH LONG TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEED AND MULCH OR SOODED. 9. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION TO ENSURE THESE FEATURES WILL FUNCTION AS ORIGINALLY DESIGNED AND CONSTRUCTED.	A. BLOCK & GRAVEL SEDIMENT FILTER. THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. B. GRAVEL SEDIMENT TRAP. THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCORPORATION OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS. C. OUTLET PROTECTION. APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEMS TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE. 4. SEDIMENT BASIN. WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE A PROJECT AREA OR AREA CONSISTING OF 10 OR MORE ACRES AT ONE TIME. THE PROPOSED STORM WATER POND OR TEMPORARY POND SHOULD BE CONSTRUCTED EARLY FOR USE AS SEDIMENT BASINS. OTHER CONTROLS WASTE DISPOSAL: WASTE MATERIALS - ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPLOYED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES SHALL BE POSTED AT THE CONSTRUCTION SITE AND THE INDIVIDUAL WHO MANAGES THE DAY TO DAY OPERATIONS OF THE SITE CONSTRUCTION WILL BE RESPONSIBLE FOR ENSURING THAT THESE PROCEDURES ARE FOLLOWED. HAZARDOUS WASTE - ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATIONS OR BY THE MANUFACTURER'S RECOMMENDATIONS, WHICHEVER IS GREATER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE INDIVIDUAL WHO MANAGES THE DAY TO DAY SITE CONSTRUCTION ACTIVITY WILL BE RESPONSIBLE FOR ENSURING THAT THESE PRACTICES ARE FOLLOWED. SANITARY WASTE - ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE SHALL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS. OFFSITE VEHICLE TRACKINGS - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC ROADS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE SHALL BE INSPECTED DAILY AND SWEEP AS NECESSARY TO REMOVE EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS Hauling MATERIAL FROM THE SITE SHALL BE COVERED WITH A TARP.	EROSION AND SEDIMENT CONTROL INSPECTION & MAINTENANCE PRACTICES: THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS. * NO MORE THAN 10 ACRES OF THE SITE WILL BE DENAILED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER. * ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF THE REPORT. * BUILT UP SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED 1/3 THE HEIGHT OF THE FENCE. * DIVERSION DIKES AND SWALES WILL BE INSPECTED AND ANY BREACHES REPAID WILL BE REPAIRED WITHIN 24 HOURS OF REPORT. * SEEDING AREAS SHALL BE INSPECTED FOR BARE SPOTS, WASHOUTS AND HEALTHY GROWTH. * ALL CONTROLS WILL BE INSPECTED BY A QUALIFIED STORMWATER MANAGEMENT INSPECTOR AT LEAST ONCE PER WEEK, AND FOLLOWING ANY STORM EVENT OF 0.5" OR GREATER. AN INSPECTION REPORT SHALL BE FILLED OUT AFTER EACH INSPECTION. * INSPECTION REPORTS SHALL BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND SHALL BE AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY REGULATORY AGENCY. THE REPORTS SHALL BE ONE PART OF THE SWPPP AND SHALL BE RETAINED FOR AT LEAST 3 YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. CONTRACTORS CERTIFICATION: I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.096, F.S., THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.													
				<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">RESPONSIBLE PARTY</th> </tr> </thead> <tbody> <tr> <td>RESPONSIBLE PARTY</td> <td>RESPONSIBLE PARTY</td> <td>RESPONSIBLE PARTY</td> <td>RESPONSIBLE PARTY</td> <td>RESPONSIBLE PARTY</td> <td>RESPONSIBLE PARTY</td> </tr> </tbody> </table>	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	
RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY												
RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY												
					<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">RESPONSIBLE PARTY</th> </tr> </thead> <tbody> <tr> <td>RESPONSIBLE PARTY</td> <td>RESPONSIBLE PARTY</td> <td>RESPONSIBLE PARTY</td> <td>RESPONSIBLE PARTY</td> <td>RESPONSIBLE PARTY</td> <td>RESPONSIBLE PARTY</td> </tr> </tbody> </table>	RESPONSIBLE PARTY											
RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY												
RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY	RESPONSIBLE PARTY												

NO.	DATE	REVISIONS

PROJECT NO.	Y23 - 1310
DRAWN BY:	EJD
CHECKED BY:	MJY
DATE:	6/28/24



145 Hilden Road, Unit 108
 Ponte Vedra, FL 32081
 (904) 342-5199

CERTIFICATE OF AUTHORIZATION NO. 28658

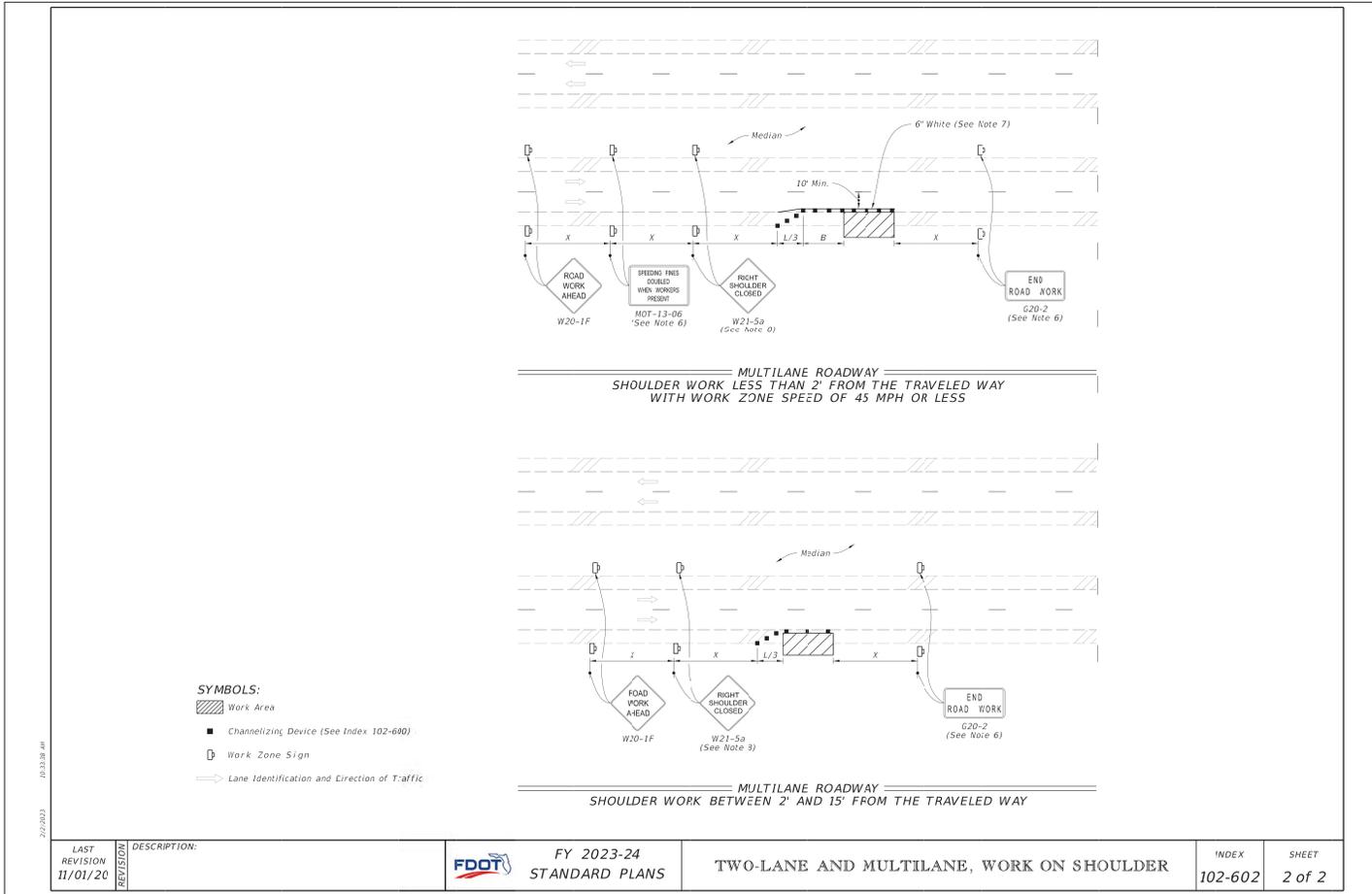
MICHAEL J. YURO, P.E.
 FLORIDA P.E. LICENSE NO. 65247
 REGISTERED PROFESSIONAL

DURBIN CROSSING - SIDEWALK IMPROVEMENTS
 PREPARED FOR:
DURBIN CROSSING CDD
 STORM WATER POLLUTION PREVENTION PLAN

SHEET NO.
6

NOT SCALE. SEE ATTACHED SITE IMPROVEMENT PLAN FOR PROPOSED IMPROVEMENTS AND LOCATION OF TEMPORARY STABILIZATION PRACTICES AND EROSION CONTROL BMPs.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G 15-2-3.004, F.A.C.



NO.	DATE	REVISIONS

PROJECT NO.	Y23 - 1310
DRAWN BY:	EID
CHECKED BY:	MJY
DATE:	6/28/24



145 Hilden Road, Unit 108
 Ponte Vedra, FL 32081
 (904) 342-5199

CERTIFICATE OF AUTHORIZATION NO. 28658

MICHAEL J. YURO, P.E.
 FLORIDA P.E. LICENSE NO. 65247
 REGISTERED PROFESSIONAL

DURBIN CROSSING - SIDEWALK IMPROVEMENTS
 PREPARED FOR:
DURBIN CROSSING CDD
 MOT PLAN

SHEET NO.	7
-----------	---

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



ST. JOHNS COUNTY
OPERATIONS DIVISION

PAVING & DRAINAGE CONSTRUCTION PERMIT

THIS PERMIT MUST BE POSTED ON-SITE WITH A COPY OF APPROVED PAVING & DRAINAGE PLANS, AT LEAST 30 DAYS FOLLOWING COMMENCEMENT OF CONSTRUCTION OF OR UNTIL A VALID BUILDING PERMIT IS POSTED, FACING STREET & PROTECTED FROM ELEMENTS.

PERMIT NO: MCPR 24-15 DATE ISSUE: 7/8/2024

DURBIN CROSSING SIDEWALK IMPROVEMENTS

PROJECT NAME: _____

HERON LANDING ROAD/ LONGLEAF PINE PKWY

ADDRESS/LOCATION: _____

DURBIN CROSSING CDD

OWNER: _____ PHONE : N/A

Disclaimer: All other applicable State and Federal Permits must be obtained before commencement of construction. Issuance of the Development Permit does not in any way create rights on the part of the applicant to obtain a permit from a State or Federal Agency and does not create any liability on the part of the County for issuance of the permit of the applicant fails to obtain requisite approval or fulfill the obligations imposed by a State or Federal Agency or undertakes actions that results in violation of State or Federal laws. Please contact St. Johns County Operations at 904-209-0660 when design changes are made to subsequent site plans, they must be brought to the attention of County staff. Failure to do some may result in additional permitting or delays during construction.

AN AS-BUILT SUVEY MUST BE APPROVED PRIOR TO REQUESTING A FINAL INSPECTION.



License # CBC1260724 – CUC1225348 – FPC21-000104

Email: chris@pacbuildersinc.com

904-375-0489

Business Address: 4613 U.S. Highway 17
Fleming Island, FL 32003

Mailing Address: PO Box 8668
Fleming Island, FL 32006

Proposal

Proposal Date: 7/10/24

Submitted To: Yuro & Associates, LLC
145 Hidden Road, Unit 108
Ponte Vedra, FL 32081

Project Location: Durbin Crossing CDD

Scope of Work:

- Mobilization
- Demo and haul off of 3 existing 12" pine trees
- Removal of existing fence & disposal
- New Fence allowance **\$5,000.00 is included in below price for fencing**
- Erosion control as listed
- Adjust water meter box & Irrigation meter boxes
- Relocate dog waste station
- New Curbing
- Grade, prep, stabilize ground for new sidewalk extensions
- New concrete flat work. 3,000 PSI. 4" thick

...\$41,875.00

EIGHTH ORDER OF BUSINESS

**Durbin Crossing Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2023

Durbin Crossing Community Development District

ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2023

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-31
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	32-33
MANAGEMENT LETTER	34-37
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	38

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Durbin Crossing Community Development District
St. Johns County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Durbin Crossing Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Durbin Crossing Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Durbin Crossing Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Durbin Crossing Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July XX, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Durbin Crossing Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July XX, 2024

**Durbin Crossing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

Management's discussion and analysis of Durbin Crossing Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2023. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances. This report also contains other supplementary information in addition to the basic financial statements.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Durbin Crossing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2023.

- ◆ The District's total assets were exceeded by total liabilities by \$(21,783,551) (net position). Unrestricted net position for governmental activities was \$(17,145,776). Net investment in capital assets was \$(6,228,249). Governmental activities restricted net position was \$1,590,474.
- ◆ Governmental activities revenues totaled \$5,541,299 while governmental activities expenses totaled \$4,235,273.

**Durbin Crossing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2023	2022
Current assets	\$ 1,582,953	\$ 596,414
Restricted assets	2,588,943	3,587,504
Capital assets	6,118,458	6,483,130
Total Assets	<u>10,290,354</u>	<u>10,667,048</u>
Current liabilities	2,443,262	2,300,809
Non-current liabilities	29,630,643	31,455,816
Total Liabilities	<u>32,073,905</u>	<u>33,756,625</u>
Net Position		
Net investment in capital assets	(6,228,249)	(5,828,632)
Restricted	1,590,474	1,763,483
Unrestricted	(17,145,776)	(19,024,428)
Total Net Position	<u>\$ (21,783,551)</u>	<u>\$ (23,089,577)</u>

The increase in current assets and the decrease in restricted assets is related to the increase in cash in the Capital Projects Fund in the current year.

The decrease in capital assets is the result of current year depreciation.

The increase in current liabilities is related to the increase in accounts payable in the current year.

The decrease in non-current liabilities is due to the principal payments on the bonds in the current year.

The increase in net position is related to current year revenues in excess of current year expenses.

**Durbin Crossing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

Change in Net Position

	Governmental Activities	
	2023	2022
Program Revenues		
Charges for services	\$ 5,391,035	\$ 5,215,146
Operating grants and contributions	8,467	84,859
General Revenues		
Investment earnings	127,186	12,612
Miscellaneous	14,611	32,073
Total Revenues	<u>5,541,299</u>	<u>5,344,690</u>
Expenses		
General government	204,667	213,343
Physical environment	1,570,948	1,297,741
Culture/recreation	1,159,386	1,068,468
Interest and other charges	1,300,272	1,352,947
Total Expenses	<u>4,235,273</u>	<u>3,932,499</u>
Change in Net Position	1,306,026	1,412,191
Net Position - Beginning of Year	<u>(23,089,577)</u>	<u>(24,501,768)</u>
Net Position - End of Year	<u>\$ (21,783,551)</u>	<u>\$ (23,089,577)</u>

The increase in charges for services is the result of the increase in special assessments in the current year.

The decrease in operating grants and contributions is related to the decrease in impact fees received in the current year.

The increase in physical environment is related to increased landscape maintenance costs in the current year.

The increase in culture/recreation is related to the increase in repairs expenses in the current year.

**Durbin Crossing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2023</u>	<u>2022</u>
Buildings	\$ 6,741,826	\$ 6,741,826
Improvements other than buildings	5,509,669	5,509,669
Equipment	95,212	60,267
Accumulated depreciation	<u>(6,228,249)</u>	<u>(5,828,632)</u>
Total Capital Assets (Net)	<u>\$ 6,118,458</u>	<u>\$ 6,483,130</u>

The activity for the year consisted of \$402,465 in depreciation and \$46,444 in additions and \$11,499 in deletions to equipment.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures because amenity manager and staff expenditures were less than anticipated.

The September 30, 2023 budget was amended for legal fee and repair and replacement expenditures that were more than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- ◆ In February 2017, the District issued \$37,825,000 Series 2017A-1 Senior Special Assessment Refunding Bonds and \$4,580,000 2017A-2 Subordinate Special Assessment Refunding Bonds. These bonds were issued to refund and redeem the outstanding Series 2005A Special Assessment Bonds. The balance outstanding of the Series 2017A-1 and Series 2017A-2 Bonds at September 30, 2023 was \$28,455,000 and \$3,190,000, respectively.

**Durbin Crossing Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Durbin Crossing Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

Request for Information

The financial report is designed to provide a general overview of Durbin Crossing Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Durbin Crossing Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Durbin Crossing Community Development District
STATEMENT OF NET POSITION
September 30, 2023

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 1,459,833
Investments	5,440
Prepaid expenses	54,911
Deposits	200
Due from other	1,115
Assessments receivable	61,454
Total Current Assets	1,582,953
Non-current Assets	
Restricted assets	
Investments	2,588,943
Capital assets	
Assets being depreciated	
Buildings	6,741,826
Improvements other than buildings	5,509,669
Equipment	95,212
Less: accumulated depreciation	(6,228,249)
Total Non-current Assets	8,707,401
Total Assets	10,290,354
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	173,098
Accrued interest	520,164
Bonds payable - current portion	1,750,000
Total Current Liabilities	2,443,262
Non-current liabilities	
Bonds payable, net	29,630,643
Total Liabilities	32,073,905
NET POSITION	
Net investment in capital assets	(6,228,249)
Restricted for debt service	299,595
Restricted for capital projects	1,290,879
Unrestricted	(17,145,776)
Total Net Position	\$ (21,783,551)

See accompanying notes to financial statements.

Durbin Crossing Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenues and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Governmental Activities				
General government	\$ (204,667)	\$ 213,749	\$ -	\$ 9,082
Physical environment	(1,570,948)	1,169,175	-	(401,773)
Culture/recreation	(1,159,386)	940,470	8,467	(210,449)
Interest and other charges	(1,300,272)	3,067,641	-	1,767,369
Total Governmental Activities	<u>\$ (4,235,273)</u>	<u>\$ 5,391,035</u>	<u>\$ 8,467</u>	<u>1,164,229</u>
 General revenues:				
				127,186
				14,611
				<u>141,797</u>
				1,306,026
				<u>(23,089,577)</u>
				<u><u>\$ (21,783,551)</u></u>

See accompanying notes to financial statements.

Durbin Crossing Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 421,486	\$ -	\$1,038,347	\$ 1,459,833
Investments	5,440	-	-	5,440
Assessments receivable	53,988	7,466	-	61,454
Prepaid items	54,911	-	-	54,911
Deposits	200	-	-	200
Due from other	1,115	-	-	1,115
Restricted assets				
Investments	-	2,314,546	274,397	2,588,943
Total Assets	<u>\$ 537,140</u>	<u>\$ 2,322,012</u>	<u>\$ 1,312,744</u>	<u>\$ 4,171,896</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	<u>\$ 151,233</u>	<u>\$ -</u>	<u>\$ 21,865</u>	<u>\$ 173,098</u>
FUND BALANCES				
Nonspendable				
Prepaid items/deposits	55,111	-	-	55,111
Restricted				
Debt service	-	2,322,012	-	2,322,012
Capital projects	-	-	1,290,879	1,290,879
Unassigned	<u>330,796</u>	<u>-</u>	<u>-</u>	<u>330,796</u>
Total Fund Balances	<u>385,907</u>	<u>2,322,012</u>	<u>1,290,879</u>	<u>3,998,798</u>
Total Liabilities and Fund Balances	<u>\$ 537,140</u>	<u>\$ 2,322,012</u>	<u>\$ 1,312,744</u>	<u>\$ 4,171,896</u>

See accompanying notes to financial statements.

Durbin Crossing Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances	\$ 3,998,798
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets being depreciated, buildings, \$6,741,826, improvements other than buildings, \$5,509,669, and equipment, \$95,212, net of accumulated depreciation, \$(6,228,249), used in governmental activities are not current financial resources and are not reported at the fund level.	6,118,458
Long-term liabilities, such as bonds payable, \$(31,645,000), net of bond discounts, net, \$264,357, are not due and payable in the current period, and therefore, are not reported at the fund level.	(31,380,643)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the funds statement level.	<u>(520,164)</u>
Net Position of Governmental Activities	<u>\$ (21,783,551)</u>

See accompanying notes to financial statements.

Durbin Crossing Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 2,314,127	\$ 3,067,641	\$ -	\$ 5,381,768
Impact fees	-	-	8,467	8,467
Charges for services	9,267	-	-	9,267
Miscellaneous	14,611	-	-	14,611
Investment earnings	9,352	85,672	32,162	127,186
Total Revenues	<u>2,347,357</u>	<u>3,153,313</u>	<u>40,629</u>	<u>5,541,299</u>
Expenditures				
Current				
General government	204,667	-	-	204,667
Physical environment	1,119,500	-	308,079	1,427,579
Culture/recreation	891,639	-	-	891,639
Debt service				
Principal	-	1,805,000	-	1,805,000
Interest	-	1,303,338	-	1,303,338
Capital outlay	18,379	-	28,065	46,444
Total Expenditures	<u>2,234,185</u>	<u>3,108,338</u>	<u>336,144</u>	<u>5,678,667</u>
Revenues over/(under) expenditures	<u>113,172</u>	<u>44,975</u>	<u>(295,515)</u>	<u>(137,368)</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	54,638	54,638
Transfers out	(54,638)	-	-	(54,638)
Total Other Financing Sources/(Uses)	<u>(54,638)</u>	<u>-</u>	<u>54,638</u>	<u>-</u>
Net change in fund balances	58,534	44,975	(240,877)	(137,368)
Fund Balances - October 1, 2022	<u>327,373</u>	<u>2,277,037</u>	<u>1,531,756</u>	<u>4,136,166</u>
Fund Balances - September 30, 2023	<u>\$ 385,907</u>	<u>\$ 2,322,012</u>	<u>\$ 1,290,879</u>	<u>\$ 3,998,798</u>

See accompanying notes to financial statements.

Durbin Crossing Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	\$ (137,368)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(402,465), and loss on disposal, \$(8,651), exceeded capital outlay, \$46,444, in the current period.	(364,672)
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	1,805,000
At the fund level bond discounts are reported as expenditures. However, at the government-wide level, the cost is amortized as interest expense.	(19,827)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	<u>22,893</u>
Change in Net Position of Governmental Activities	<u><u>\$ 1,306,026</u></u>

See accompanying notes to financial statements.

Durbin Crossing Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
GENERAL FUND

For the Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 2,261,999	\$ 2,260,139	\$ 2,314,127	\$ 53,988
Charges for services	-	-	9,267	9,267
Miscellaneous	47,000	23,878	14,611	(9,267)
Investment earnings	100	9,352	9,352	-
Total Revenues	<u>2,309,099</u>	<u>2,293,369</u>	<u>2,347,357</u>	<u>53,988</u>
Expenditures				
Current				
General government	190,273	203,315	204,667	(1,352)
Physical environment	1,175,000	1,136,288	1,119,500	16,788
Culture/recreation	889,188	927,237	891,639	35,598
Capital outlay	-	-	18,379	(18,379)
Total Expenditures	<u>2,254,461</u>	<u>2,266,840</u>	<u>2,234,185</u>	<u>32,655</u>
Revenues over/(under) expenditures	<u>54,638</u>	<u>26,529</u>	<u>113,172</u>	<u>86,643</u>
Other Financing Sources/(Uses)				
Transfers out	<u>(54,638)</u>	<u>(54,638)</u>	<u>(54,638)</u>	<u>-</u>
Net change in fund balances	-	(28,109)	58,534	86,643
Fund Balances - October 1, 2022	<u>-</u>	<u>28,109</u>	<u>327,373</u>	<u>299,264</u>
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 385,907</u>	<u>\$ 385,907</u>

See accompanying notes to financial statements.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Durbin Crossing Community Development District (the District) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on November 5, 2003 by Rule 42MM-1 by the Florida Land and Water Adjudicatory Commission, under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors, who is elected by the qualified electors within the District for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for allocating and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Durbin Crossing Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as another financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as another financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire certain capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Project Fund accounts for construction of infrastructure improvements within the boundaries of the District, which are funded by bond proceeds. A lien is placed on all benefited land in relationship to the debt outstanding.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Florida Statute 280.02.

b. Receivables and Payables

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported as "internal balances".

c. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

d. Capital Assets

Capital assets, which include buildings, improvements other than buildings and equipment, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

d. Capital Assets (Continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Buildings	30 years
Improvements other than buildings	10-30 years
Equipment	5-7 years

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

f. Bond Discounts

Bond discounts are amortized over the life of the bonds.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

"Total fund balances" of the District's governmental funds, \$3,998,798, differs from "net position" of governmental activities, \$(21,783,551), reported in the statement of net position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated on the next page.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Capital related items

When capital assets (building improvements and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Buildings	\$ 6,741,826
Improvements other than buildings	5,509,669
Equipment	95,212
Accumulated depreciation	<u>(6,228,249)</u>
Total	<u>\$ 6,118,458</u>

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2023 were:

Bonds payable	\$ (31,645,000)
Bond discount	264,357
Total	<u>\$ (31,380,643)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (520,164)</u>
-----------------------------------	---------------------

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$(137,368), differs from the "change in net position" for governmental activities, \$1,306,026, reported in the statement of activities. The differences arise primarily from the long-term economic focus of the statement of activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decreased by the amount of financial resources expended, whereas net position decreased by the amount of depreciation charged for the year.

Depreciation	\$ (399,617)
Loss on disposal	(8,651)
Capital outlay	<u>46,444</u>
Total	<u>\$ (364,672)</u>

Long-term debt transactions

Repayments of bond principal are reported as an expenditure in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Debt principal payments	<u>\$ 1,805,000</u>
-------------------------	---------------------

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	<u>\$ 22,893</u>
Bond discount amortization	<u>\$ (19,827)</u>

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$1,564,949 and carrying value was \$1,459,833. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2023, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Treasury Obligation Fund	15 days*	\$ 87,948
Florida PRIME	35 days*	188,886
US Bank Global Corporate Trust	N/A	2,317,549
Total Investments		<u>\$ 2,594,383</u>

* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Treasury Obligation Fund and US Bank Global Corporate Trust are Level 1 assets.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2023, the District's investment in Florida PRIME and the First American Treasury Obligation Fund were rated AAAM by Standard & Poor's. The District's investment in US Bank Global Corporate Trust was not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest. The investment in First American Treasury Obligation Fund represents 3% of the District's total investments. The investment in Florida PRIME represents 7% of the District's total investments. The investment in US Bank Global Corporate Trust represents approximately 90% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2023 was as follows:

	Balance October 1, 2022	Additions	Deletions	Balance September, 30 2023
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Buildings	\$ 6,741,826	\$ -	\$ -	\$ 6,741,826
Improvements other than buildings	5,509,669	-	-	5,509,669
Equipment	60,267	46,444	(11,499)	95,212
Total Capital Assets Depreciated	<u>12,311,762</u>	<u>46,444</u>	<u>(11,499)</u>	<u>12,346,707</u>
Less accumulated depreciation for:				
Buildings	(3,234,334)	(223,892)	-	(3,458,226)
Improvements other than buildings	(2,549,887)	(173,337)	-	(2,723,224)
Equipment	(44,411)	(5,236)	2,848	(46,799)
Total Accumulated Depreciation	<u>(5,828,632)</u>	<u>(402,465)</u>	<u>2,848</u>	<u>(6,228,249)</u>
Governmental Activities Capital Assets	<u>\$ 6,483,130</u>	<u>\$ (356,021)</u>	<u>\$ (8,651)</u>	<u>\$ 6,118,458</u>

Depreciation of \$143,369 was charged to physical environment and \$259,096 was charged to culture and recreation.

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended:

Long-term debt at October 1, 2022	\$ 33,450,000
Principal payments	<u>(1,805,000)</u>
Long-term debt at September 30, 2023	\$ 31,645,000
Less: bond discount, net	<u>(264,357)</u>
Bonds Payable, net at September 30, 2023	<u>\$ 31,380,643</u>

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt for Governmental Activities is comprised of the following:

Special Assessment Refunding Bonds

\$37,825,000 Series 2017A-1 Senior Special Assessment Refunding Bonds are due in annual principal installments beginning May 2018 maturing May 2037. Interest at various rates between 2% and 5% is due May and November beginning November 2017. Current portion is \$1,595,000. \$ 28,455,000

\$4,580,000 Series 2017A-2 Subordinate Special Assessment Refunding Bonds are due in annual principal installments beginning May 2017 and maturing May 2037. Interest at various rates between 5% and 6.25% is due May and November beginning November 2017. Current portion is \$155,000. 3,190,000

Bonds Payable \$ 31,645,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 1,750,000	\$ 1,248,394	\$ 2,998,394
2025	1,810,000	1,196,406	3,006,406
2026	1,870,000	1,138,369	3,008,369
2027	1,930,000	1,076,213	3,006,213
2028	2,005,000	1,009,900	3,014,900
2029-2033	11,270,000	3,807,275	15,077,275
2034-2037	<u>11,010,000</u>	<u>1,168,000</u>	<u>12,178,000</u>
Totals	<u>\$ 31,645,000</u>	<u>\$ 10,644,557</u>	<u>\$ 42,289,557</u>

Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Significant Bond Provisions

The Series 2017A-1 Bonds maturing after May 1, 2028, are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2027 at a redemption price set forth in the Trust Indenture. The Series 2017A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2027 at a redemption price set forth in the Trust Indenture. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2017A-1 Reserve Account was funded from the proceeds of the Series 2017A-1 Bonds in an amount equal to 50 percent of the maximum annual debt service of the Series 2017A-1 Bonds. The Series 2017A-2 Bond 1 Reserve Account was funded from the proceeds of the Series 2017A-2 Bond 1 Bonds in an amount equal to 50 percent of the maximum annual debt service of the Series 2017A-2 Bond 1 Bonds. The Series 2017A-2 Bond 2 Reserve Account was funded from the proceeds of the Series 2017A-2 Bond 2 Bonds in an amount equal to \$40,000. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2023:

<u>Special Assessment Refunding Bonds</u>	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2017A-1 (Senior Bond)	\$ 1,343,722	\$ 1,332,153
Series 2017A-2 (Subordinate Bond) Bond 1	\$ 132,937	\$ 130,100
Series 2017A-2 (Subordinate Bond) Bond 2	\$ 40,000	\$ 40,000

**Durbin Crossing Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE F – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

NOTE G – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. There were no claims or settled claims from these risks for each of the past three years.

NOTE H – INTERFUND TRANSFERS

Interfund transfers for the year-ended September 30, 2023, consisted of the following:

	<u>Transfers Out</u>
<u>Transfers In</u>	General
	Fund
Capital Projects Fund	<u>\$ 54,638</u>

Interfund transfers between the General Fund and the Capital Projects Fund relate to budgeted capital reserve funding for the fiscal year.

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Durbin Crossing Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Durbin Crossing Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated July XX, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Durbin Crossing Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Durbin Crossing Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Durbin Crossing Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Durbin Crossing Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Durbin Crossing Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July XX, 2024

MANAGEMENT LETTER

To the Board of Supervisors
Durbin Crossing Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Durbin Crossing Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated July XX, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated July XX, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and communicate the results of our determination as to whether or not Durbin Crossing Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Durbin Crossing Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
Durbin Crossing Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for Durbin Crossing Community Development District. It is management's responsibility to monitor the Durbin Crossing Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Durbin Crossing Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 5
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 17
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$9,974
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$2,026,354
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Durbin Crossing Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: The General Fund, \$0.54 - \$1,433.60 and Debt Service, \$0.71 - \$2,164.34.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$5,381,768.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Series 2017 Bonds, \$31,645,000, maturing May 2037.

To the Board of Supervisors
Durbin Crossing Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 2,261,999	\$ 2,314,127	\$ 52,128
Charges for services	-	9,267	9,267
Miscellaneous	47,000	14,611	(32,389)
Investment income	100	9,352	9,252
Total Revenues	<u>2,309,099</u>	<u>2,347,357</u>	<u>38,258</u>
Expenditures			
Current			
General government	190,273	204,667	(14,394)
Physical environment	1,175,000	1,119,500	55,500
Culture/recreation	889,188	891,639	(2,451)
Capital outlay	-	18,379	(18,379)
Total Expenditures	<u>2,254,461</u>	<u>2,234,185</u>	<u>20,276</u>
Total revenues over/(under expenditures	<u>54,638</u>	<u>113,172</u>	<u>58,534</u>
Total Other Financing Sources/(Uses)			
Transfers out	<u>(54,638)</u>	<u>(54,638)</u>	<u>-</u>
Net changes in fund balance	-	58,534	58,534
Fund Balances - October 1, 2022	<u>-</u>	<u>327,373</u>	<u>327,373</u>
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ 385,907</u>	<u>\$ 385,907</u>

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

To the Board of Supervisors
Durbin Crossing Community Development District

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July XX, 2024

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Durbin Crossing Community Development District
St. Johns County, Florida

We have examined Durbin Crossing Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Durbin Crossing Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Durbin Crossing Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Durbin Crossing Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Durbin Crossing Community Development District's compliance with the specified requirements.

In our opinion, Durbin Crossing Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July XX, 2024

NINTH ORDER OF BUSINESS

A.



Durbin Crossing CDD

Landscape Update for July 2024:

- **General Maintenance**
 - The team is continuing with our spring/summer maintenance schedule per contractual scope.
 - Shrubs throughout the community have been pruned to provide a neat and formed appearance.

- **Irrigation**
 - Monthly inspections & repairs are being completed per scope. The team has been performing general repairs, and mainline breaks as they have been discovered.
 - Our irrigation team has continued working with Zach to make sure all steps are covered with the Borland Grover project.
 - Boreland Groover Irrigation items:
 - Boring across Longleaf - **complete**
 - Installation of 6" sleeve in middle island – **complete**
 - Installation of new irrigation in center island and tie back into the main lines – to be completed by the end of the month. – **complete**
 - Only a few small tie in items left on side of Longleaf Pkwy. – **completed**
 - Drought & Drought Stress – we have been fortunate to receive some much needed rain over the last couple of weeks. This has lessened the burden put on the irrigation system. It is to a point now where we have been able to begin to reduce watering frequencies.

- **Chemical & Fertilizer Application**
 - We have applied a blanket granular turf application consisting of insecticides, pre & post emergent, and fertilizer. **With the addition of the rainfall, we were able to go back and complete the application to all turf areas previously put on hold due to the drought stress conditions that were experienced a month ago.**
 - The team has been and will be keeping an eye out for Mole Crickets. We have discovered two small sections that have been treated, but we will be keeping a close eye

on this moving forward as the temperatures rise and the irrigation is running at maximum volume due to the heat and lack of rain.

- We are also keeping an eye out for Army Worms as well. We have seen a couple instances in different areas, but we wanted to make Durbin Crossing aware.

- **Projects**

- Longleaf Pine Pkwy Sod Replacement Project – **completed.**
- The South Durbin Amenity Center Oak Tree Arbor Jet injection for the oaks around the pool area - **completed.**
- The Durbin North Amenity Center Pool Revamp - **completed.**
- The Cloisterbane Entrance planting - **completed.**
- The North Durbin Median planting - **completed.**
- Patriot Oaks crossing at Forest Edge cul de sac
 - Plans received
 - Irrigation will need to be adjusted and modified due to hardscape expansion
 - In progress
 - Landscape refurbishment to be completed after hardscape with complete project completion due by 8/9/2024
- Warranty shrub replacement at North pool area and Cloisterbane median scheduled for 7/16/2024

E.



General Manager's Report

Date of report 7-15-2024

Submitted by: Sue O'Leary

UPDATES – No Board Action Requested

Staff

- **Lifeguards:** To ensure Rescue Readiness, we have been performing lifeguard “audits”, which are training exercises to support alertness. Whether we use a Visual Awareness Training doll, a red ball, or even a live simulation, these are simple exercises performed so that our guards can practice certain skills taught in their Red Cross Certification class. Also, during inclement weather breaks, we use the time to run CPR audits/refreshers, talking through the steps and even simulating some of the actions utilizing the rescue tube instead of a CPR mannequin. On June 15th we held a mid-season lifeguard meeting to discuss training topics, and expectations for the remainder of the season; 15 of 18 guards attended which I think was a great turnout. We say goodbye to Gavin, our current head LG, on July 19th as he moves to Utah to continue his studies.
- **Facility Openers:** Due to life changes, we said goodbye to Sadie, as she and her family moved out of town. We have brought Makayla Hammond on board to fill those shifts, and she has been on her own without a trainer for almost two full weeks now doing a good job opening the facility for our early morning gym users. Moving forward, we will have a couple more transitions, with Jack moving more into a closing role and Jayne taking on some opening responsibilities.
- **Facility Closers:** We will soon be losing Jackson to college (and we already said goodbye to David). While we are currently interviewing outside candidates to join us, we are also working to mobilize our current talent as well; moving some of our veteran personnel (and one current lifeguard) into those closing spots. You will soon see Emma on Wednesdays, Jack on Mondays/Tuesdays/Fridays, and Caleb on the weekends.
- **Management Training:** Kiki has spent three weeks in intensive training; her first week she was immersed in front office procedures, her second week on event execution (leading up to our July 4th event), and then her third week with Vesta regional supporters focused on Lifestyle, HR, Website/Box Office, and Budget Management training. While these efforts are always ongoing, beginning the week of July 15th you will begin seeing her in a more “regular” schedule of being onsite Tuesday – Saturday.
- **Looking Ahead:** Our Facilities/Front Office team have all shared some projects and training they would like to see unfold after the swim season has conducted, from heightened customer service/de-escalation training to office organization, to an overhaul of the Lifestyle shed. More to come!

Programming

- **Durbin Dolphins:** The Dolphins have completed their season and are having their end of season celebration at the pool on June 16th. I was able to attend 2 of 3 meets and really enjoyed meeting the families and cheering them on. Overall I think the season flowed very smoothly, with very few issues; the weather cooperated more often than not and things worked well. The current president would like to reconsider some items in the agreement for next year, including how to manage an open lap lane for swimmers, the necessity of lifeguards at swim meets, and janitorial requirements for the swim team. She said they will bring these topics forth in the fall when they begin preparing for the 2025 season.

- **Creekside High School:** We are set to begin the Creekside High School swim team in August. Due to some resident concerns about being able to lap swim during Dolphin Swim Practices, I am considering a trial run using a reservation system for lap swim during Creekside practices, just to clarify for all parties what that outside lane will be used for.
- **Champion Swim:** I had a lunch meeting with the leaders of Champion Swim School in July to discuss how the season is going thus far. They love being part of the Durbin Crossing community and their schedule continues to be robust with Durbin swimmers. Their revenue share to the District for the month of June was \$672, bringing the season total to \$1198.50.
- **904 Tennis:** I had an initial meeting with Scott regarding the state of the current tennis program here at Durbin Crossing and some of the ways he'd like to grow here, both through class expansion and offering some events and socials. We plan to sit down a second time to decide on a proposal to present to the Board ahead of the creation of the 2025 agreement.

Facilities

- **Gym Deep Clean/Maintenance:** I have asked our Facility Openers (Gym Monitors) to focus on a deep clean of both gyms, with Lifeguards maintaining that effort during inclement weather closures.
- **Janitorial Audit:** I am in the process of examining the scope of service for our current janitorial provider to ensure it is an accurate reflection of what the facility requires, and that our provider is managing that scope.

Budget

- **Special Events:** As of May 31, 2024, Special Events spending appears to be over budget by \$438. However, I do know that the previous team had \$3500 in "Event Revenue" (collected through sponsorships) that they were planning to spend against for the Back-to-School event. I am calculating receipts for the July 4th pool party, and will subtract that from the total, and budget Back to School accordingly, as that is our last major event of this budget season. We are planning another ladies night event at the North pool for September; we will charge a nominal fee to help offset that cost as well.
- **Event Partners:** Moving forward, Kiki and I are working to grow the existing network of event partners (previously called 'Sponsors') to continue building mutually beneficial relationships between resident-owned business and Durbin Crossing events.

Resident Communications

- **Website Updates and Improvements:** I performed an audit of the Durbin Crossing website and worked with our Program Coordinator on informational updates as well as an updated home page using newly obtained drone footage of the property.
- **Newsletters and Blasts:** Also upcoming is a fresh new look for newsletters and Thursday blasts. I worked with our Program Coordinator early on to communicate some objectives for modernizing and simplifying the style of our communications, and we are working toward a goal of September 1st for our new look.



F.



Field Operations Manager's Report

Date of report 7-22-2024

Submitted by: Zach Davidson

PROJECT UPDATES – BOARD ACTION REQUIRED

TENNIS/BASKETBALL COURT RESURFACING WITH PICKLEBALL CONVERSION: Please find 3 quotes for resurfacing with options for resurfacing AS IS, resurfacing with PICKLEBALL COURT CONVERSION, and resurfacing with ADDING PICKLEBALL LINES ONLY.

COURT SURFACES

RESURFACING (6) TENNIS COURTS	\$60,359.00	\$60,359.00	\$60,359.00
RESURFACING (2) BASKETBALL COURTS	\$28,086.00	\$28,086.00	\$28,086.00
PERMANENTLY CONVERTING (1) TENNIS COURT TO (2) PICKLEBALL COURTS		\$7,000.00	
ADDING PICKLEBALL LINES TO (6) TENNIS COURTS			\$8400.00
TOTAL	\$88,445.00	\$95,445.00	\$96,845.00

COAST TO COAST RECREATION

RESURFACING (6) TENNIS COURTS	\$75,140.00	\$75,140.00	\$75,140.00
RESURFACING (2) BASKETBALL COURTS	\$23,630.00	\$23,630.00	\$23,630.00
PERMANENTLY CONVERTING (1) TENNIS COURT TO (2) PICKLEBALL COURTS		\$10,313.32	
ADDING PICKLEBALL LINES TO (6) TENNIS COURTS			\$4200.00
TOTAL	\$98,770.00	\$109,083.32	\$102,970.00

WELCH TENNIS

RESURFACING (6) TENNIS COURTS	Total for BOTH – \$66,400.00	Total for BOTH – \$66,400.00	Total for BOTH – \$66,400.00
RESURFACING (2) BASKETBALL COURTS			
PERMANENTLY CONVERTING (1) TENNIS COURT TO (2) PICKLEBALL COURTS		\$8,000.00	
ADDING PICKLEBALL LINES TO (6) TENNIS COURTS			\$1,900.00
TOTAL	\$66,400.00	\$74,400.00	\$68,300.00

The warranty on the work is for one year on all three vendors. While Welch Tennis has the best pricing, they have been the most challenging to communicate with and to obtain information from, and they never came out to walk the property, rather, they created their bid based on maps pulled from Google Earth. Court Surfaces has a great track record, has been on the property, and is very cooperative in getting us the information we need. Work from either of these vendors will not start until at least January 2025, which is probably the best timeline considering current tennis schedules and holiday season special events.

PROJECT UPDATES – NO BOARD ACTION REQUIRED

BASEBALL FIELD METER: Meter has been switched to the CDD’s JEA account; we have submitted the request service letter to have the 4” meter reduced to a 2” meter. Working with JEA and Yellowstone to submit a map to JEA where we want the tap to be placed on the mainline, once that plan is submitted and approved JEA will be out to complete the tap and get the meter swapped out as well. We will continue to keep the board posted on our progress.

PLAYGROUND EQUIPMENT/SUNSHADE: The “Merry Go Round” structure at North playground - still waiting for arrival. Sunshades are being fixed, waiting for them to come back and be installed.

OUTDOOR WINDOW SHUTTER REPLACEMENTS: We are still awaiting the arrival of the replacement shutters for North and South buildings. Once they arrive, we will install them to save the district cost on installation.

COMMUNITY PALM TREE TRIMMING/ PRESERVE TREES: Complete

SOLITUDE LAKE MAINTENANCE: Solitude was out this month and treated all ponds. All concerns were reported to Solitude, and they were treated within 24-48 hours. Still working with Solitude and FWC to get more Carp on our permit. I have received the map of the locations of all outfalls and barriers in Durbin from the State, which is required to have in order add the Carp. We have submitted the map to FWC, Received the required forms to fill out and submit, working with Solitude to complete this process.

NORTH POOL PLUMBING: Completed

FIELD OPERATIONS UPDATES - No Board Action Required:

- Replaced ground light at South amenity entrance.
- Pressure washed all sidewalks at South and North, still working to complete curbs.
- Replace the South tennis court exit button.
- Replace GFI on pool deck and one GFI for the irrigation clock at Sanctuary.
- Leveled and fixed sunken and raise brick on walkway at North amenity building.
- Fixed fallen slide rule signs at South pool deck.
- Replace all 6 dive block covers.
- Fixed a fallen section of brick wall pillar behind the home of 1677 Fenton Ave.



Before



After

- Put up 4x4 post on Willow Winds at the JEA access, to stop people accessing the areas with 4 wheelers, dirt bikes and golf carts.
- Tightened loose pool handrails during pool inspection at South week of 7-1.

Should you have any comments or questions feel free to contact us directly.



G.

DURBIN CROSSING

Amenity Manager's Report

Date of report 7-12-2024

Submitted by: *Kiki Jimenez*

PAST EVENTS

July 4th POOL PARTY



The July 4th event was an absolute success! Residents danced the night away to the festive sounds of BC Entertainments own, DJ BC. Attendance was steady with over 300 residents across the deck, in the pool and on the south field. The south field was transformed into a sporting haven, with volleyball nets, badminton nets equipped with racquets and birdies, a wiffle ball diamond, and 8-hole Mini Golf from First Coast Foam Party! Along with the crystal-clear pool waters, Sunset Slush offered Italian ices that cooled everyone down with discounted cups for our residents. Our team went beyond always ensuring resident safety – many had time to participate in line dancing and DJ games like USA limbo with some of our younger patrons! We received a lot of fun and positive feedback from attendees who specifically cited enjoying the slushes, the DJ, and “the overall vibe.”

UPCOMING EVENTS

BACK TO SCHOOL AUGUST 3RD

Join us as we RAWR! into the new school year! Residents will enter through the infamous Jurassic gates and travel back in time where LIVE dinosaurs roam the Earth! Residents will be given a color-coded wristband to assist with the number one concern from last year's back to school event, which was long lines. Each colored wristband will have a time slot to use the attractions to eliminate long wait times. Residents can take a ride down the volcano water slide or enjoy a friendly race through the tropical obstacle course brought to you by Fly High Inflatables. Spend some time searching for gems and dinosaur fossils in our homemade archeology dig site. Grab a turkey leg to gnaw on from The Turkey Leg

Palace and a fresh squeezed lemonade to quench your thirst from Pour'd Perfections. This event is sure to be a 'RAWR'ing good time! Estimated participants based off last years attendance, show spikes well into the 600's. RSVP now before those tickets go extinct!

SUMMER HEARTBREAK SOCIAL SEPTEMBER 14TH

Sorry, fellas! This one is for the ladies. Join us as we bid summer a farewell like any pop diva would do; singing and dancing the night away! Join us at the North Pool and scream sing to all your favorite hits sung live by pop duo, Violette Lani and Iris Andie. Take a dip in the pool and sip on specialty crafted mocktails on the deck while enjoying some delicious light bites. Also available, permanent jewelry from kONEkt by Kensi Moore, photo booth fun and one BIG surprise. Together, we will kiss this summer goodbye, one last time!

FUTURE EVENTS

SPOOKTACULAR TRUNK OR TREAT

The busy holiday season is just around the corner! As October creeps in, we are in the beginning stages of planning for our Spooktacular Trunk Or Treat event. A theme has yet to be decided, however, following last year's event there is one thing we are sure of... MORE CANDY! This year, we hope to over prepare and uphold expectations of having enough candy for all residents who attend. Get ready for a frightening good time with costume contests, dance parties, and thrilling games.

HOLIDAY TO REMEMBER

2024 is the year to BELIEVE. In the days leading up to the most magical night of the year, Durbin residents will find each day centered around some of the season's favorite activities! Some of these activities include cookie decorating, writing letters to jolly St. Nick, candle making, fireside story time and more! All leading up to the most magical two nights of a Holiday To Remember. Step aboard the Polar Express and travel to the North Pole where you can find delicious cookies & hot cocoa, dazzling lights and decorations, a holiday vendor village, and last but not least, the man in the big red suit!

Should you have any comments or questions feel free to contact us directly.

